Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	33A PHILIP ROAD HALLAM VIC 3803

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$560,000	&	$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Hallam
Period-from	01 Jun 2025	to	31 May 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7/77-79 FRAWLEY ROAD HALLAM VIC 3803	$610,000	15-Jan-26
1/32 OLIVE ROAD EUMEMMERRING VIC 3177	$590,000	26-Mar-26
9/35-37 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	$620,000	18-Jan-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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7/77-79 FRAWLEY ROAD HALLAM VIC 3803

2 2 1

Sold Price **$610,000** Sold Date **15-Jan-26**

Distance **1.31km**



1/32 OLIVE ROAD EUMEMMERRING VIC 3177

2 1 1

Sold Price **$590,000** Sold Date **26-Mar-26**

Distance **1.04km**



9/35-37 BELGRAVE-HALLAM ROAD HALLAM VIC 3803

2 2 1

Sold Price **$620,000** Sold Date **18-Jan-26**

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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