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	18/59-61 BELGRAVE-HALLAM 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	$580,000	&	$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Hallam
Period-from	01 Dec 2024	to	30 Nov 2025	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
2 URBAN LANE HALLAM VIC 3803	$650,000	22-Oct-25
6/59-61 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	$629,988	13-Nov-25
17 KINSFOLK CIRCUIT DOVETON VIC 3177	$630,000	29-Oct-25

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.~~

This Statement of Information was prepared on: 03 December 2025

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2 URBAN LANE HALLAM VIC 3803

3 2 1

Sold Price RS **$650,000** UN

Sold Date **22-Oct-25**

Distance **0.44km**



6/59-61 BELGRAVE-HALLAM ROAD HALLAM VIC 3803

3 2 2

Sold Price RS **$629,988**

Sold Date **13-Nov-25**

Distance **0km**



17 KINSFOLK CIRCUIT DOVETON VIC 3177

4 3 2

Sold Price RS **$630,000**

Sold Date **29-Oct-25**

Distance **3.48km**

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

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