Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/4 Gina Court Hallam, 3803

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$540,000 & $590,000

Median sale price

Median price	$545,500	Property Type	UNIT	Suburb	HALLAM
Period - From	01-Jul-2024	to	30-Jun-2025	Source	pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	4 Anbar Mews, Hallam	$515,000	22-Apr-2025
2	3/4 Gina Court, Hallam	$550,000	25-May-2025
3	2/17 Harmer Road, Hallam	$610,000	20-Aug-2025

This statement of information was prepared on 04-Nov-2025 at 10:31:35 PM AEDT