Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	9A Edinborough Street Hallam, 3803

Indicative selling price

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

Range between	$770,000 & $830,000

Median sale price

Median price	$800,000	Property Type	HOUSE	Suburb	HALLAM
Period - From	01-Apr-2025	to	31-Mar-2026	Source	Pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	15 Princes Domain Drive, Hallam	$830,000	16-Nov-2025
2	2C Cornwall Street, Hallam	$805,000	03-Dec-2025
3	1 Ginger Court, Narre Warren	$820,000	23-Apr-2026

This statement of information was prepared on 04-Aug-2026 at 1:14:55 PM AEST