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	27 Bella Crescent Hallam, 3803

Indicative selling price

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

Range between	$760,000 & $830,000

Median sale price

Median price	$725,000	Property Type	HOUSE	Suburb	HALLAM
Period - From	01-Jun-2024	to	31-May-2025	Source	realestate.com.au

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	7 Gunns Road, Hallam	$805,000	28-Mar-2025
2	26 Edinborough Street, Hallam	$810,000	26-May-2025
3	15 Beech Place, Hallam	$770,000	20-Dec-2024

This statement of information was prepared on 22-Jul-2025 at 2:23:43 PM AEST