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	1/11 CARON CLOSE 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	$499,000	&	$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$617,500	Property type	Unit	Suburb	Hallam
Period-from	01 Sep 2025	to	31 Aug 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
8/53-55 FRAWLEY ROAD HALLAM VIC 3803	$495,000	21-Aug-26
8/59-61 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	$560,000	05-May-26
1/20 BRAMWELL CLOSE ENDEAVOUR HILLS VIC 3802	$570,500	02-Sep-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.~~

This Statement of Information was prepared on: 24 September 2026

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8/53-55 FRAWLEY ROAD HALLAM VIC 3803

2 1 1

Sold Price **$495,000** Sold Date **21-Aug-26**

Distance **1.16km**

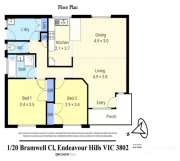


8/59-61 BELGRAVE-HALLAM ROAD HALLAM VIC 3803

2 1 1

Sold Price **$560,000** Sold Date **05-May-26**

Distance **0.27km**



1/20 BRAMWELL CLOSE ENDEAVOUR HILLS VIC 3802

2 1 1

Sold Price RS **$570,500** Sold Date **02-Sep-26**

Distance **1.2km**

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

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