

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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Hallam

Period-from

01 Aug 2025

to

31 Jul 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

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

\$560,000

05-May-26

2/1 HYSSOP DRIVE HALLAM VIC 3803

\$572,150

09-Mar-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: 03 August 2026



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

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

2 1 1

Distance **0.27km**



2/1 HYSSOP DRIVE HALLAM VIC
3803

Sold Price

\$572,150 Sold Date **09-Mar-26**

2 1 1

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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