

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

1/17 Adam Avenue, Hallam Vic 3803

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$629,988

Property Type Unit

Suburb Hallam

Period - From 01/10/2025

to 31/12/2025

Source REIV

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 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	3/7 Karo Ct DOVETON 3177	\$675,000	19/03/2026
2	2/7 Charles Av HALLAM 3803	\$700,000	18/03/2026
3	32c Albert Rd HALLAM 3803	\$740,000	18/02/2026

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 six months.~~

This Statement of Information was prepared on:

26/03/2026 15:34



 3  3  3

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

December quarter 2025: \$629,988

Comparable Properties



3/7 Karo Ct DOVETON 3177 (REI)

Agent Comments

 3  2  2

Price: \$675,000

Method: Private Sale

Date: 19/03/2026

Property Type: Townhouse (Single)



2/7 Charles Av HALLAM 3803 (REI)

Agent Comments

 3  2  2

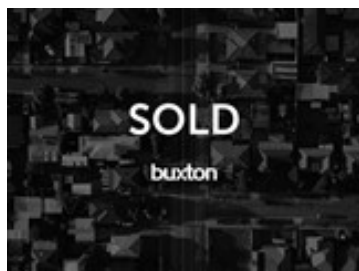
Price: \$700,000

Method: Private Sale

Date: 18/03/2026

Property Type: Unit

Land Size: 384 sqm approx



32c Albert Rd HALLAM 3803 (REI)

Agent Comments

 3  2  2

Price: \$740,000

Method: Private Sale

Date: 18/02/2026

Property Type: Townhouse (Single)

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036



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