

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

1/26 CHARLES AVENUE 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

\$685,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Hallam

Period-from

01 Jun 2025

to

31 May 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

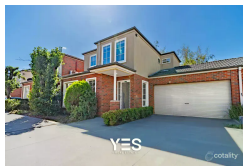
Date of sale

7/1 YOUNG ROAD HALLAM VIC 3803	\$685,000	20-Apr-26
32C ALBERT ROAD HALLAM VIC 3803	\$740,000	18-Dec-25
19/59-61 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$623,000	26-May-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: 01 June 2026


7/1 YOUNG ROAD HALLAM VIC 3803
 3  2  2

Sold Price

^{RS}
\$685,000

Sold Date

20-Apr-26

Distance

1.63km

32C ALBERT ROAD HALLAM VIC 3803
 3  2  2

Sold Price

\$740,000

Sold Date

18-Dec-25

Distance

0.84km

19/59-61 BELGRAVE-HALLAM ROAD HALLAM VIC 3803
 3  2  2

Sold Price

^{RS}
\$623,000

Sold Date

26-May-26

Distance

1.48km
RS = Recent sale

UN = Undisclosed Sale

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