

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

5 CHRISTOPHER COURT 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Hallam

Period-from

01 Apr 2025

to

31 Mar 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

1 GURNER COURT ENDEAVOUR HILLS VIC 3802	\$890,000	16-Jan-26
22 KILBERRY CRESCENT HALLAM VIC 3803	\$800,000	26-Mar-26
38 KEPPEL DRIVE HALLAM VIC 3803	\$855,000	12-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: 15 April 2026



1 GURNER COURT ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price **\$890,000** Sold Date **16-Jan-26**

Distance **1.71km**



22 KILBERRY CRESCENT HALLAM VIC 3803

4 2 2

Sold Price ^{RS} **\$800,000** ^{UN} Sold Date **26-Mar-26**

Distance **0.2km**



38 KEPPEL DRIVE HALLAM VIC 3803

4 2 2

Sold Price ^{RS} **\$855,000** Sold Date **12-Mar-26**

Distance **2.01km**

RS = Recent sale

UN = Undisclosed Sale

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