

## 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

7 BILLAL LANE HALLAM VIC 3803

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Hallam

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

2/22 EDINBOROUGH STREET HALLAM VIC 3803	\$630,000	23-Dec-24
6/18 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	\$670,000	25-Apr-25
10/16 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	\$680,000	07-Mar-25

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: 04 June 2025

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**2/22 EDINBOROUGH STREET  
HALLAM VIC 3803**

 3  2  2

Sold Price **\$630,000** Sold Date **23-Dec-24**

Distance **0.71km**



**6/18 SYLVANWOOD CRESCENT  
NARRE WARREN VIC 3805**

 3  2  2

Sold Price <sup>RS</sup> **\$670,000** Sold Date **25-Apr-25**

Distance **1.55km**



**10/16 SYLVANWOOD CRESCENT  
NARRE WARREN VIC 3805**

 3  2  1

Sold Price **\$680,000** Sold Date **07-Mar-25**

Distance **1.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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