

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8/53-55 Frawley Road Hallam, 3803
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Indicative selling price

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

Range between	\$495,000 & \$544,500
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Median sale price

Median price	\$572,150	Property Type	UNIT	Suburb	HALLAM
Period - From	09-Aug-2025	to	07-Aug-2026	Source	REA

Comparable property sales

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	2/1 Hyssop Drive, Hallam, Vic 3803	\$572,150	13-Mar-2026
2	8/59-61 Belgrave-Hallam Road, Hallam, Vic 3803	\$560,000	15-May-2026
3	33A Philip Road, Hallam, Vic 3803	\$575,000	20-Jul-2026

This statement of information was prepared on 07-Aug-2026 at 1:09:32 PM AEST