

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	9 Eleanore Crescent Hallam, 3803
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Indicative selling price

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

Range between	\$1,100,000 & \$1,200,000
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Median sale price

Median price	\$805,000	Property Type	HOUSE	Suburb	HALLAM
Period - From	30-Jun-2025	to	01-Jun-2026	Source	Pricefinder

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 ELEANORE CRESCENT, HALLAM	\$1,035,000	22-Feb-2026
2	10 ANTHONY COURT, HALLAM	\$1,090,500	14-Mar-2026
3	46 GRENFELL RISE, NARRE WARREN SOUTH	\$1,030,000	19-May-2026

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