

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

9 TARA 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Hallam

Period-from

01 Aug 2025

to

31 Jul 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

8 ST SHENOUDA COURT HALLAM VIC 3803	\$720,000	07-Aug-26
4 SOPHIE COURT HALLAM VIC 3803	\$700,000	15-May-26
11 GREG COURT NARRE WARREN VIC 3805	\$675,000	05-Jun-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: 20 August 2026



8 ST SHENOUDA COURT HALLAM VIC 3803

3 1 2

Sold Price

^{RS} \$720,000 Sold Date 07-Aug-26

Distance 1.29km



4 SOPHIE COURT HALLAM VIC 3803

3 1 2

Sold Price

\$700,000 Sold Date 15-May-26

Distance 1.04km



11 GREG COURT NARRE WARREN VIC 3805

3 1 1

Sold Price

\$675,000 Sold Date 05-Jun-26

Distance 1.66km

RS = Recent sale

UN = Undisclosed Sale

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