

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	9B Edinborough Street Hallam, 3803
---	------------------------------------

Indicative selling price

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

Range between	\$770,000 & \$830,000
---------------	-----------------------

Median sale price

Median price	\$615,000	Property Type	UNIT	Suburb	HALLAM
Period - From	01-Apr-2025	to	31-Mar-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	1 Ginger Court, Narre Warren, Vic 3805	\$820,000	23-Apr-2026
2	2C Cornwall Street, Hallam, Vic 3803	\$805,000	03-Dec-2025
3	15 Princes Domain Drive, Hallam, Vic 3803	\$830,000	16-Nov-2025

This statement of information was prepared on 19-Aug-2026 at 11:53:20 AM AEST