

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

2/33 ALBERT ROAD 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Hallam

Period-from

01 Jun 2025

to

31 May 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

4/116 FRAWLEY ROAD HALLAM VIC 3803	\$700,000	11-Sep-25
7/1 YOUNG ROAD HALLAM VIC 3803	\$685,000	06-Apr-26
1/30 ADAM AVENUE HALLAM VIC 3803	\$671,000	12-Jan-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: 29 June 2026



**4/116 FRAWLEY ROAD HALLAM
VIC 3803**

 3  2  -

Sold Price

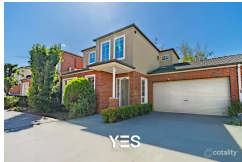
\$700,000

Sold Date

11-Sep-25

Distance

0.29km



**7/1 YOUNG ROAD HALLAM VIC
3803**

 3  2  2

Sold Price

\$685,000

Sold Date

06-Apr-26

Distance

0.73km



**1/30 ADAM AVENUE HALLAM VIC
3803**

 3  2  1

Sold Price

\$671,000

Sold Date

12-Jan-26

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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