

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

7/1 YOUNG 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

\$669,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,750

Property type

Unit

Suburb

Hallam

Period-from

01 Mar 2025

to

28 Feb 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

2/7 YOUNG ROAD HALLAM VIC 3803	\$735,250	01-Aug-25
1/4 YOUNG ROAD HALLAM VIC 3803	\$700,000	15-Sep-25
29 TILBAVALE CLOSE HALLAM VIC 3803	\$705,000	10-Feb-25

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: 11 March 2026

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2/7 YOUNG ROAD HALLAM VIC 3803

3 2 2

Sold Price **\$735,250** Sold Date **01-Aug-25**

Distance **0.07km**



1/4 YOUNG ROAD HALLAM VIC 3803

4 2 2

Sold Price **\$700,000** Sold Date **15-Sep-25**

Distance **0.11km**



29 TILBAVALE CLOSE HALLAM VIC 3803

3 2 2

Sold Price **\$705,000** Sold Date **10-Feb-25**

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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