

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

8 ST SHENOUDA 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

\$749,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Other

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

6 EMILY DRIVE NARRE WARREN VIC 3805	\$755,000	21-Feb-26
35 EYEBRIGHT SQUARE HALLAM VIC 3803	\$775,000	10-Sep-25
10 FITZGERALD ROAD HALLAM VIC 3803	\$780,000	24-Feb-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: 17 June 2026

**6 EMILY DRIVE NARRE WARREN
VIC 3805**

3 1 1

Sold Price

\$755,000

Sold Date

21-Feb-26

Distance

0.35km**35 EYEBRIGHT SQUARE HALLAM
VIC 3803**

3 1 2

Sold Price

\$775,000

Sold Date

10-Sep-25

Distance

0.62km**10 FITZGERALD ROAD HALLAM
VIC 3803**

3 1 2

Sold Price

\$780,000

Sold Date

24-Feb-26

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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