

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	9A Edinborough Street Hallam, 3803
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Indicative selling price

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

Range between	\$770,000 & \$830,000
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Median sale price

Median price	\$615,000	Property Type	UNIT	Suburb	HALLAM
Period - From	01-Apr-2025	to	31-Mar-2026	Source	Pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	2C Cornwall Street, Hallam	\$805,000	03-Dec-2025
2	15 Princes Domain Drive, Hallam	\$830,000	16-Nov-2025
3	1 Ginger Court, Narre Warren	\$820,000	23-Apr-2026

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