

## 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

60 CHARLES AVENUE HALLAM VIC 3803

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

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

14 EVA COURT HALLAM VIC 3803	\$750,000	09-Apr-26
49 CORNWALL STREET HALLAM VIC 3803	\$770,000	18-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



**14 EVA COURT HALLAM VIC 3803**

Sold Price

RS

**\$750,000**

Sold Date

**09-Apr-26**

 - 
  - 
  -

Distance

**0.87km**



**49 CORNWALL STREET HALLAM  
VIC 3803**

Sold Price

**\$770,000**

Sold Date

**18-Feb-26**

 3 
  - 
  -

Distance

**0.71km**

RS = Recent sale

UN = Undisclosed Sale

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