

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

2/53-55 FRAWLEY 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

\$535,000

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Hallam

Period-from

01 Sep 2025

to

31 Aug 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

8/59-61 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$560,000	05-May-26
1/32 OLIVE ROAD EUMEMMERRING VIC 3177	\$590,000	26-Mar-26
4/19 PITTOSPORUM GROVE DOVETON VIC 3177	\$514,000	28-May-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: 01 September 2026



**8/59-61 BELGRAVE-HALLAM ROAD
HALLAM VIC 3803**

2 1 1

Sold Price \$560,000 Sold Date 05-May-26

Distance **1.36km**



**1/32 OLIVE ROAD EUMEMMERRING
VIC 3177**

2 1 1

Sold Price \$590,000 Sold Date 26-Mar-26

Distance **1.07km**



**4/19 PITTOSPORUM GROVE
DOVETON VIC 3177**

2 1 1

Sold Price ^{RS} \$514,000 Sold Date 28-May-26

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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