

## 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

1A GRASSMERE COURT 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

\$760,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Hallam

Period-from

01 Feb 2025

to

31 Jan 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

54 ALEXANDER STREET HALLAM VIC 3803	\$740,000	19-Sep-25
1/22 AQUILA CRESCENT ENDEAVOUR HILLS VIC 3802	\$720,000	06-Oct-25
1/65 KENNINGTON PARK DRIVE ENDEAVOUR HILLS VIC 3802	\$780,000	02-Oct-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: 17 February 2026



**54 ALEXANDER STREET HALLAM  
VIC 3803**

3 2 1

Sold Price

**\$740,000**

Sold Date

**19-Sep-25**

Distance

**0.67km**



**1/22 AQUILA CRESCENT  
ENDEAVOUR HILLS VIC 3802**

3 2 1

Sold Price

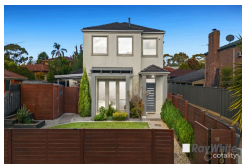
**\$720,000**

Sold Date

**06-Oct-25**

Distance

**3.29km**



**1/65 KENNINGTON PARK DRIVE  
ENDEAVOUR HILLS VIC 3802**

5 2 2

Sold Price

**\$780,000**

Sold Date

**02-Oct-25**

Distance

**3.39km**

RS = Recent sale

UN = Undisclosed Sale

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