

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

4/11 YOUNG 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

\$590,000

&

\$645,000

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

Address of comparable property	Price	Date of sale
26 BAWAR PLACE HALLAM VIC 3803	\$600,000	03-Sep-24

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: 09 February 2026

**26 BAWAR PLACE HALLAM VIC
3803**

Sold Price

\$600,000

Sold Date

03-Sep-24 2 1 1

Distance

0.13km**RS** = Recent sale**UN** = Undisclosed Sale

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