

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

16 SHEBA COURT 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

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

17A PRINCES DOMAIN DRIVE HALLAM VIC 3803	\$711,000	15-Jul-25
2/151 HINRICHSEN DRIVE HALLAM VIC 3803	\$650,000	09-Jan-26
22 WILLIAM AVENUE HALLAM VIC 3803	\$680,000	02-Dec-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.~~

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**17A PRINCES DOMAIN DRIVE
HALLAM VIC 3803**

3 2 1

Sold Price

\$711,000

Sold Date

15-Jul-25

Distance

0.84km



**2/151 HINRICHTSEN DRIVE HALLAM
VIC 3803**

4 2 2

Sold Price

\$650,000

Sold Date

09-Jan-26

Distance

1.36km



**22 WILLIAM AVENUE HALLAM VIC
3803**

3 1 1

Sold Price

\$680,000

Sold Date

02-Dec-25

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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