

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$786,500

Property type

House

Suburb

Hallam

Period-from

01 Mar 2025

to

28 Feb 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 18/59-61 BELGRAVE-HALLAM ROAD HALLAM VIC 3803  | \$610,000 | 27-Feb-26 |
| 4/13 ORGILL STREET DANDENONG VIC 3175          | \$625,000 | 13-Feb-26 |
| 17/84 HEATHERTON ROAD ENDEAVOUR HILLS VIC 3802 | \$627,000 | 31-Jan-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.~~

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**18/59-61 BELGRAVE-HALLAM  
ROAD HALLAM VIC 3803**

3 2 1

Sold Price

<sup>RS</sup> **\$610,000** Sold Date **27-Feb-26**

Distance **0.41km**



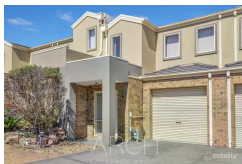
**4/13 ORGILL STREET DANDENONG  
VIC 3175**

3 1 2

Sold Price

<sup>RS</sup> **\$625,000** Sold Date **13-Feb-26**

Distance **4.54km**



**17/84 HEATHERTON ROAD  
ENDEAVOUR HILLS VIC 3802**

3 1 1

Sold Price

**\$627,000** Sold Date **31-Jan-26**

Distance **3.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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