

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

7 GEORGE CHUDLEIGH DRIVE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Hallam

Period-from

01 Nov 2024

to

31 Oct 2025

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

1 GLENBURN DRIVE HALLAM VIC 3803	\$840,000	09-Oct-25
17 MULGUTHRIE COURT HALLAM VIC 3803	\$835,000	12-Aug-25
2 CLIFF COURT NARRE WARREN VIC 3805	\$851,000	09-Sep-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: 24 November 2025

Sajad Hassan
P 03 8794 6100
M 0431 740 585
E shassan@barryplant.com.au



1 GLENBURN DRIVE HALLAM VIC 3803

 3  2  2

Sold Price

^{RS} **\$840,000** Sold Date **09-Oct-25**

Distance **0.93km**



17 MULGUTHRIE COURT HALLAM VIC 3803

 3  2  2

Sold Price

\$835,000 Sold Date **12-Aug-25**

Distance **0.9km**



2 CLIFF COURT NARRE WARREN VIC 3805

 3  2  2

Sold Price

^{RS} **\$851,000** Sold Date **09-Sep-25**

Distance **1.71km**

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

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