

## 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

9 WINTERTON 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

\$995,000

&

\$1,094,050

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Hallam

Period-from

01 Jun 2025

to

31 May 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

|   |             |           |
|---|-------------|-----------|
| 6 DUNSTER COURT ENDEAVOUR HILLS VIC 3802      | \$1,040,000 | 15-May-26 |
| 265 JAMES COOK DRIVE ENDEAVOUR HILLS VIC 3802 | \$1,045,000 | 08-Feb-26 |
| 20 TEGANS CLOSE HALLAM VIC 3803               | \$950,000   | 28-Feb-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.~~

This Statement of Information was prepared on: 11 June 2026


**6 DUNSTER COURT ENDEAVOUR HILLS VIC 3802**
 5  2  2

Sold Price <sup>RS</sup> **\$1,040,000** Sold Date **15-May-26**

Distance **1.65km**

**265 JAMES COOK DRIVE ENDEAVOUR HILLS VIC 3802**
 5  3  4

Sold Price **\$1,045,000** Sold Date **08-Feb-26**

Distance **1.74km**

**20 TEGANS CLOSE HALLAM VIC 3803**
 5  2  2

Sold Price **\$950,000** Sold Date **28-Feb-26**

Distance **0.16km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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