Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/6 EPPING STREET HADFIELD VIC 3046

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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Unit	Suburb	Hadfield
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
5/71 SOUTH STREET HADFIELD VIC 3046	$607,000	26-Jul-25
11A MIDDLE STREET HADFIELD VIC 3046	$620,000	29-Apr-25
4/7 PATIENCE STREET HADFIELD VIC 3046	$617,000	30-Aug-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months~~.

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5/71 SOUTH STREET HADFIELD VIC 3046

2 1 1

Sold Price RS 607000 Sold Date 26-Jul-25

Distance 1.37km



11A MIDDLE STREET HADFIELD VIC 3046

2 1 1

Sold Price 620000 Sold Date 29-Apr-25

Distance 0.76km



4/7 PATIENCE STREET HADFIELD VIC 3046

2 1 1

Sold Price RS 617000 Sold Date 30-Aug-25

Distance 1.17km

RS = Recent sale UN = Undisclosed Sale

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