

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

1/12 DAVID 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Hadfield

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

1/31 LARLAC STREET HADFIELD VIC 3046	\$760,000	17-Jul-25
1A EILEEN STREET HADFIELD VIC 3046	\$780,000	16-Oct-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: 18 November 2025



**1/31 LARLAC STREET HADFIELD
VIC 3046**

 3  1  1

Sold Price

\$760,000

Sold Date

17-Jul-25

Distance

0.77km



**1A EILEEN STREET HADFIELD VIC
3046**

 3  2  1

Sold Price

^{RS} **\$780,000**

Sold Date

16-Oct-25

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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