

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

5/21 FRANCIS 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

\$510,000

&

\$560,000

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

3/1 EILEEN STREET HADFIELD VIC 3046	\$580,000	01-Jun-25
3/132 MIDDLE STREET HADFIELD VIC 3046	\$535,000	21-Jun-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: 26 November 2025

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3/1 EILEEN STREET HADFIELD VIC 3046

Sold Price

\$580,000

Sold Date

01-Jun-25

 2

 1

 1

Distance

0.45km



3/132 MIDDLE STREET HADFIELD VIC 3046

Sold Price

\$535,000

Sold Date

21-Jun-25

 2

 1

 1

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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