

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

2/15 Oxford Street, Hadfield Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$785,000

Median sale price

Median price	\$672,500	Property Type	Unit	Suburb	Hadfield
Period - From	01/10/2025	to	31/12/2025	Source	REIV

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 six 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	1/115 Glenroy Rd GLENROY 3046	\$770,000	23/12/2025
2	1/12 David St HADFIELD 3046	\$767,000	12/12/2025
3	3/30 Bourchier St GLENROY 3046	\$761,000	06/12/2025

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 six months.~~

This Statement of Information was prepared on:

27/01/2026 11:46



Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$750,000 - \$785,000

Median Unit Price

December quarter 2025: \$672,500

Comparable Properties



1/115 Glenroy Rd GLENROY 3046 (REI)



Price: \$770,000

Method: Sold Before Auction

Date: 23/12/2025

Property Type: Townhouse (Single)

Agent Comments



1/12 David St HADFIELD 3046 (REI/VG)



Price: \$767,000

Method: Private Sale

Date: 12/12/2025

Property Type: Townhouse (Res)

Land Size: 238 sqm approx

Agent Comments



3/30 Bourchier St GLENROY 3046 (REI)



Price: \$761,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Townhouse (Single)

Agent Comments

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