

## 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

28B DAVID STREET HADFIELD VIC 3046

### 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$882,000

Property type

House

Suburb

Hadfield

Period-from

01 Feb 2025

to

31 Jan 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

23A MIDDLE STREET HADFIELD VIC 3046	\$1,067,500	03-Oct-25
25B MIDDLE STREET HADFIELD VIC 3046	\$1,000,000	09-Jan-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.

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Madeleine Perfonowski

M 0423332611

E m.perfonowski@barryplant.com.au



23A MIDDLE STREET HADFIELD  
VIC 3046

 4  2  2

Sold Price

<sup>RS</sup> \$1,067,500

Sold Date 03-Oct-25

Distance 0.46km



25B MIDDLE STREET HADFIELD  
VIC 3046

 3  2  1

Sold Price

\$1,000,000

Sold Date 09-Jan-26

Distance 0km

RS = Recent sale

UN = Undisclosed Sale

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