

## 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

3/18 NEIL 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

\$575,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Apr 2025

to

31 Mar 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

3/26 HILTON STREET HADFIELD VIC 3046	\$590,000	16-Apr-26
6/71 SOUTH STREET HADFIELD VIC 3046	\$597,000	07-Feb-26
3/21 FRANCIS STREET HADFIELD VIC 3046	\$640,000	16-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.~~

This Statement of Information was prepared on: 27 April 2026

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**3/26 HILTON STREET HADFIELD  
VIC 3046**

Sold Price

RS

**\$590,000**

Sold Date

**16-Apr-26**

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Distance

**1.1km****6/71 SOUTH STREET HADFIELD VIC  
3046**

Sold Price

**\$597,000**

Sold Date

**07-Feb-26**

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Distance

**0.67km****3/21 FRANCIS STREET HADFIELD  
VIC 3046**

Sold Price

**\$640,000**

Sold Date

**16-Jan-26**

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Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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