

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

3/51 NORTH 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,500

Property type

Unit

Suburb

Hadfield

Period-from

01 Jun 2025

to

31 May 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

2/23 WIN-MALEE STREET HADFIELD VIC 3046	\$595,000	15-May-26
3/4 EILEEN STREET HADFIELD VIC 3046	\$620,000	13-Jan-26
3/31 LARLAC STREET HADFIELD VIC 3046	\$640,000	02-May-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: 09 June 2026

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**2/23 WIN-MALEE STREET
HADFIELD VIC 3046**

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Sold Price

RS

\$595,000

Sold Date

15-May-26

Distance

0.57km**3/4 EILEEN STREET HADFIELD VIC
3046**

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Sold Price

\$620,000

Sold Date

13-Jan-26

Distance

0.66km**3/31 LARLAC STREET HADFIELD
VIC 3046**

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Sold Price

RS

\$640,000

Sold Date

02-May-26

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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