

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

2/42 FAIRMOUNT 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

\$525,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Aug 2025

to

31 Jul 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

4/15 GISH COURT HADFIELD VIC 3046	\$560,000	31-Mar-26
28 SUTHERLAND STREET HADFIELD VIC 3046	\$554,000	18-Apr-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: 05 August 2026

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4/15 GISH COURT HADFIELD VIC 3046

 2  1  1

Sold Price **\$560,000** Sold Date **31-Mar-26**

Distance **0.53km**



28 SUTHERLAND STREET HADFIELD VIC 3046

 2  1  2

Sold Price **\$554,000** Sold Date **18-Apr-26**

Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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