

## 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

1/12 NORTH BOX COURT 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

\$650,000

&

\$700,000

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 3/20 EILEEN STREET HADFIELD VIC 3046  | \$665,000 | 01-Jul-26 |
| 2/11 CALDWELL STREET GLENROY VIC 3046 | \$685,000 | 24-Apr-26 |
| 28 NORTH STREET HADFIELD VIC 3046     | \$670,000 | 02-Mar-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: 18 August 2026


**3/20 EILEEN STREET HADFIELD VIC 3046**

Sold Price

**\$665,000**

Sold Date

**01-Jul-26**
 2  2  2

Distance

**0.95km**

**2/11 CALDWELL STREET GLENROY VIC 3046**

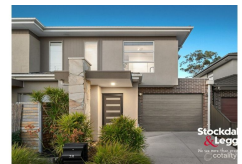
Sold Price

**\$685,000**

Sold Date

**24-Apr-26**
 2  2  1

Distance

**1.29km**

**28 NORTH STREET HADFIELD VIC 3046**

Sold Price

**\$670,000**

Sold Date

**02-Mar-26**
 2  2  2

Distance

**0.2km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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