

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

3/12 NORTH BOX COURT 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Sep 2025

to

31 Aug 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

1/3 KNOLE STREET HADFIELD VIC 3046	\$752,000	12-Jul-26
2/34 TASSELL STREET HADFIELD VIC 3046	\$710,000	20-Mar-26
13 STONEWOOD CIRCUIT HADFIELD VIC 3046	\$740,000	28-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: 02 September 2026


1/3 KNOLE STREET HADFIELD VIC 3046

Sold Price

\$752,000

Sold Date

12-Jul-26
 3

 2

 2

Distance

1.28km

2/34 TASSELL STREET HADFIELD VIC 3046

Sold Price

\$710,000

Sold Date

20-Mar-26
 3

 2

 2

Distance

1.16km

13 STONEWOOD CIRCUIT HADFIELD VIC 3046

Sold Price

\$740,000

Sold Date

28-May-26
 3

 2

 2

Distance

0.87km
RS = Recent sale

UN = Undisclosed Sale

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