

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

7/84-88 MIDDLE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Jul 2024

to

30 Jun 2025

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

4/23 WIN-MALEE STREET HADFIELD VIC 3046	\$570,000	04-Apr-25
3/1 EILEEN STREET HADFIELD VIC 3046	\$580,000	01-Jun-25
3/153 WEST STREET HADFIELD VIC 3046	\$585,000	02-Dec-24

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: 22 July 2025



**4/23 WIN-MALEE STREET
HADFIELD VIC 3046**

 2  2  1

Sold Price **\$570,000** Sold Date **04-Apr-25**

Distance **0.22km**



**3/1 EILEEN STREET HADFIELD VIC
3046**

 2  1  1

Sold Price ^{RS} **\$580,000** Sold Date **01-Jun-25**

Distance **0.23km**



**3/153 WEST STREET HADFIELD
VIC 3046**

 2  2  1

Sold Price **\$585,000** Sold Date **02-Dec-24**

Distance **0.89km**

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

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