

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode 1, 2 & 3/18 RODINGS STREET HADFIELD 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class	Single price		Lower price		Higher price
FOUR BEDROOM UNIT	\$875,000	Or range between	\$	&	\$
TWO BEDROOM UNIT	\$689,000	Or range between	\$	&	\$
THREE BEDROOM UNIT	\$759,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$710,000

Suburb HADFIELD

Period - From APRIL 2024

To MARCH 2025

Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the ~~three~~ units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
UNIT 1 – FOUR BEDROOM UNIT	2/20 MIDDLE STREET HADFIELD 3046	\$840,000	24-Jan-2025
		\$	
		\$	

Unit type or class	Address of comparable unit	Price	Date of sale
UNIT 3 - THREE BEDROOM UNIT	3/10 VOLGA STREET HADFIELD 3046	\$742,000	02-Dec-2024
		\$	
		\$	

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

16 April 2025