

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 HILTON 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$848,750

Property type

House

Suburb

Hadfield

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

6 VOLGA STREET HADFIELD VIC 3046	\$895,000	28-Jun-25
110 EAST STREET HADFIELD VIC 3046	\$885,000	01-Mar-25
2 TALBOT STREET HADFIELD VIC 3046	\$882,000	24-Mar-25

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: 14 July 2025



6 VOLGA STREET HADFIELD VIC 3046

3 1 1

Sold Price

^{RS} **\$895,000** Sold Date **28-Jun-25**

Distance **1.03km**



110 EAST STREET HADFIELD VIC 3046

5 2 1

Sold Price

\$885,000 Sold Date **01-Mar-25**

Distance **0.58km**



2 TALBOT STREET HADFIELD VIC 3046

- - -

Sold Price

\$882,000 Sold Date **24-Mar-25**

Distance **1.16km**

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

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