

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

1/20 BARUNAH 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

\$780,000

&

\$850,000

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

2/23 LEONARD AVENUE GLENROY VIC 3046	\$825,000	27-Aug-26
25 GLENROY ROAD GLENROY VIC 3046	\$891,200	22-May-26
110A MELBOURNE AVENUE GLENROY VIC 3046	\$950,000	06-Aug-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: 10 September 2026



2/23 LEONARD AVENUE GLENROY VIC 3046

Sold Price

^{RS}

\$825,000

Sold Date

27-Aug-26



4



2



2

Distance

0.93km



25 GLENROY ROAD GLENROY VIC 3046

Sold Price

\$891,200

Sold Date

22-May-26



4



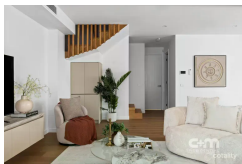
2



1

Distance

0.64km



110A MELBOURNE AVENUE GLENROY VIC 3046

Sold Price

^{RS}

\$950,000

Sold Date

06-Aug-26



4



2



1

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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