

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

3/3 KNOLE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Aug 2025

to

31 Jul 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

4/148 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$660,000	27-May-26
2/25 VOLGA STREET HADFIELD VIC 3046	\$712,000	28-Mar-26
3/43 COSMOS STREET GLENROY VIC 3046	\$700,000	10-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: 19 August 2026



**4/148 CUMBERLAND ROAD
PASCOE VALE VIC 3044**

3 1 1

Sold Price **\$660,000** Sold Date **27-May-26**

Distance **1.77km**



**2/25 VOLGA STREET HADFIELD
VIC 3046**

3 2 1

Sold Price **\$712,000** Sold Date **28-Mar-26**

Distance **1.24km**



**3/43 COSMOS STREET GLENROY
VIC 3046**

3 2 1

Sold Price ^{RS} **\$700,000** Sold Date **10-Aug-26**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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