

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

1/4 DICKINSON 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

\$595,000

&

\$649,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hadfield

Period-from

01 May 2025

to

30 Apr 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

5/71 SOUTH STREET HADFIELD VIC 3046	\$607,000	26-Jul-25
6/71 SOUTH STREET HADFIELD VIC 3046	\$597,000	07-Feb-26
3/5 DAVIES STREET HADFIELD VIC 3046	\$620,000	05-Sep-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: 21 May 2026



5/71 SOUTH STREET HADFIELD VIC 3046 Sold Price

\$607,000 Sold Date **26-Jul-25**

 2  1  1

Distance **0.16km**

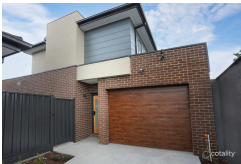


6/71 SOUTH STREET HADFIELD VIC 3046 Sold Price

\$597,000 Sold Date **07-Feb-26**

 2  1  1

Distance **0.16km**



3/5 DAVIES STREET HADFIELD VIC 3046 Sold Price

\$620,000 Sold Date **05-Sep-25**

 2  2  1

Distance **0.19km**



3/21 FRANCIS STREET HADFIELD VIC 3046 Sold Price

\$640,000 Sold Date **16-Jan-26**

 2  1  1

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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