

## 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

12 HALSBURY STREET HADFIELD VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$895,000

Property type

House

Suburb

Hadfield

Period-from

01 Apr 2025

to

31 Mar 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

9B CURTIN AVENUE HADFIELD VIC 3046	\$1,167,000	09-Oct-25
23B MIDDLE STREET HADFIELD VIC 3046	\$1,090,000	30-Oct-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: 29 April 2026



**9B CURTIN AVENUE HADFIELD VIC 3046** Sold Price **\$1,167,000** Sold Date **09-Oct-25**

4 3 2

Distance **0.68km**



**23B MIDDLE STREET HADFIELD VIC 3046** Sold Price **\$1,090,000** Sold Date **30-Oct-25**

4 2 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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