

## 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

8 HYDE 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

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$862,000

Property type

House

Suburb

Hadfield

Period-from

01 Jan 2025

to

31 Dec 2025

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

9 BOND STREET HADFIELD VIC 3046	\$880,000	05-Dec-25
51 TASSELL STREET HADFIELD VIC 3046	\$900,000	08-Oct-25
162 WEST STREET HADFIELD VIC 3046	\$930,000	06-Dec-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 January 2026



**9 BOND STREET HADFIELD VIC 3046**

Sold Price

<sup>RS</sup>

**\$880,000**

Sold Date **05-Dec-25**

 3  1  3

Distance **1.05km**



**51 TASSELL STREET HADFIELD VIC 3046**

Sold Price

**\$900,000**

Sold Date **08-Oct-25**

 3  1  1

Distance **1.08km**



**162 WEST STREET HADFIELD VIC 3046**

Sold Price

<sup>RS</sup>

**\$930,000**

Sold Date **06-Dec-25**

 3  1  1

Distance **0.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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