

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 (*Delete single price or range as applicable)

Single Price		or range between	\$850,000	&	\$935,000
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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

^{RS} **\$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

^{RS} **\$930,000** Sold Date **06-Dec-25**

3

1

1

Distance

0.9km**RS** = Recent sale**UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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