

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

1/29 SOUTH 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

\$465,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Hadfield

Period-from

01 Nov 2024

to

31 Oct 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

111/15 SOUTH STREET HADFIELD VIC 3046	\$455,000	26-Jun-25
2/105 MIDDLE STREET HADFIELD VIC 3046	\$477,500	28-Apr-25
3/132 MIDDLE STREET HADFIELD VIC 3046	\$535,000	21-Jun-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: 12 November 2025



**111/15 SOUTH STREET HADFIELD
VIC 3046**

 2  2  1

Sold Price

\$455,000

Sold Date

26-Jun-25

Distance

0.12km



**2/105 MIDDLE STREET HADFIELD
VIC 3046**

 2  1  1

Sold Price

\$477,500

Sold Date

28-Apr-25

Distance

0.88km



**3/132 MIDDLE STREET HADFIELD
VIC 3046**

 2  1  1

Sold Price

\$535,000

Sold Date

21-Jun-25

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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