

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

6/9-11 KATOOMBA 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,500

Property type

Unit

Suburb

Hadfield

Period-from

01 Jun 2025

to

31 May 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

3/18 NEIL STREET HADFIELD VIC 3046	\$605,000	01-May-26
6/71 SOUTH STREET HADFIELD VIC 3046	\$597,000	07-Feb-26
2 EILEEN STREET HADFIELD VIC 3046	\$590,000	18-Apr-26

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: 15 June 2026



**3/18 NEIL STREET HADFIELD VIC
3046**

Sold Price

^{RS} **\$605,000**

Sold Date **01-May-26**

 2  1  1

Distance **0.61km**



**6/71 SOUTH STREET HADFIELD VIC
3046**

Sold Price

\$597,000

Sold Date **07-Feb-26**

 2  1  1

Distance **0.72km**



**2 EILEEN STREET HADFIELD VIC
3046**

Sold Price

\$590,000

Sold Date **18-Apr-26**

 2  1  1

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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