

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

1/71 EAST 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Hadfield

Period-from

01 Sep 2025

to

31 Aug 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

6/9-11 KATOOMBA STREET HADFIELD VIC 3046	\$612,500	07-Jul-26
26 BOND STREET HADFIELD VIC 3046	\$615,000	28-Aug-26
2/22 VOLGA STREET HADFIELD VIC 3046	\$630,000	13-Jun-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: 28 September 2026



6/9-11 KATOOMBA STREET HADFIELD VIC 3046

 2  1  1

Sold Price **\$612,500** Sold Date **07-Jul-26**

Distance **0.3km**



26 BOND STREET HADFIELD VIC 3046

 2  1  1

Sold Price ^{RS} **\$615,000** Sold Date **28-Aug-26**

Distance **0.54km**



2/22 VOLGA STREET HADFIELD VIC 3046

 2  1  1

Sold Price **\$630,000** Sold Date **13-Jun-26**

Distance **0.8km**

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

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