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	18/14 CARINGA 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	$310,000	&	$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Hadfield
Period-from	01 Dec 2024	to	30 Nov 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
206/15 SOUTH STREET HADFIELD VIC 3046	$330,000	30-Dec-24
8/99 MAJOR ROAD FAWKNER VIC 3060	$335,000	13-Jan-25
1/119 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	$320,000	07-Nov-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: 09 December 2025

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206/15 SOUTH STREET HADFIELD VIC 3046

1 1 1

Sold Price **$330,000** Sold Date **30-Dec-24**

Distance **0.06km**



8/99 MAJOR ROAD FAWKNER VIC 3060

1 1 1

Sold Price **$335,000** Sold Date **13-Jan-25**

Distance **1.63km**



1/119 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044

1 1 1

Sold Price RS UN **$320,000** Sold Date **07-Nov-25**

Distance **1.54km**

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

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