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<br>Including suburb and postcode | 56 Angus Street, Hadfield Vic 3046 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $800,000 & $850,000

## Median sale price

Median price $930,000 Property Type House Suburb Hadfield

Period - From 01/07/2025 to 30/09/2025 Source REIV

## 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 six 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 |
|---|---|---|---|
| 1 | 74 Middle St HADFIELD 3046 | $859,000 | 11/10/2025 |
| 2 | 24 Angus St HADFIELD 3046 | $885,000 | 17/09/2025 |
| 3 | 1 Davies St HADFIELD 3046 | $850,000 | 01/07/2025 |

**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 six months.~~

This Statement of Information was prepared on: 28/11/2025 11:22

# 56 Angus Street, Hadfield Vic 3046

JellisCraig

Matthew McIntosh
03 9403 9300
0457 193 014
matthewmcintosh@jelliscraig.com.au




3 1 2

**Property Type:** House
**Land Size:** 608 sqm approx

Agent Comments

**Indicative Selling Price**
$800,000 - $850,000
**Median House Price**
September quarter 2025: $930,000

## Comparable Properties



**74 Middle St HADFIELD 3046 (REI)**

3 1 1

**Price:** $859,000
**Method:** Auction Sale
**Date:** 11/10/2025
**Property Type:** House (Res)
**Land Size:** 536 sqm approx

Agent Comments



**24 Angus St HADFIELD 3046 (REI/VG)**

3 1 1

**Price:** $885,000
**Method:** Sold Before Auction
**Date:** 17/09/2025
**Property Type:** House (Res)
**Land Size:** 634 sqm approx

Agent Comments



**1 Davies St HADFIELD 3046 (REI/VG)**

3 1 2

**Price:** $850,000
**Method:** Private Sale
**Date:** 01/07/2025
**Rooms:** 5
**Property Type:** House (Res)
**Land Size:** 562 sqm approx

Agent Comments



REIV THE DIFFERENCE

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