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 | 9 THAMES 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 | $1,250,000 | & | $1,350,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $900,000 | Property type | House | Suburb | Hadfield |
| Period-from | 01 May 2025 | to | 30 Apr 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 |
|---|---|---|
| 4A KNOLE STREET HADFIELD VIC 3046 | $1,250,000 | 06-Dec-25 |
| 19 TASSELL STREET HADFIELD VIC 3046 | $1,257,000 | 08-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: 12 May 2026

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**4A KNOLE STREET HADFIELD VIC 3046**

5 2 3

Sold Price **$1,250,000** Sold Date **06-Dec-25**

Distance **1.24km**



**19 TASSELL STREET HADFIELD VIC 3046**

3 2 3

Sold Price **$1,257,000** Sold Date **08-Nov-25**

Distance **1.13km**

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

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