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: 2 Talbot Street, Hadfield Vic 3046

Indicative selling price

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

Range between $830,000 & $880,000

Median sale price

Median price $850,000 Property Type House Suburb Hadfield

Period - From 01/10/2024 to 31/12/2024 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	5 Eileen St HADFIELD 3046	$805,000	08/02/2025
2	21 Barunah St HADFIELD 3046	$845,000	23/01/2025
3	22 Battersea St HADFIELD 3046	$830,000	10/01/2025

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: 14/02/2025 07:01

2 Talbot Street, Hadfield Vic 3046

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3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$830,000 - $880,000
Median House Price
December quarter 2024: $850,000

Comparable Properties



5 Eileen St HADFIELD 3046 (REI)

3 1 4

Price: $805,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

21 Barunah St HADFIELD 3046 (REI)

3 1 4

Price: $845,000
Method: Private Sale
Date: 23/01/2025
Property Type: House (Res)

Agent Comments



22 Battersea St HADFIELD 3046 (REI/VG)

3 1 2

Price: $830,000
Method: Private Sale
Date: 10/01/2025
Property Type: House
Land Size: 638 sqm approx

Agent Comments

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