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	16 Regent Street, Hadfield Vic 3046

Indicative selling price

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

Range between $700,000 & $750,000

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	1 Katoomba St HADFIELD 3046	$820,000	27/03/2025
2	67 East St HADFIELD 3046	$762,500	22/03/2025
3	3 Eileen St HADFIELD 3046	$800,000	12/03/2025

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: 31/03/2025 11:12

16 Regent Street, Hadfield Vic 3046

Jason Johnson
0438 305 044
jasonjohnson@jelliscraig.com.au



3 1 2

Rooms: 1
Property Type: House
Land Size: 604sqm sqm approx

Agent Comments

Original brick home.

Indicative Selling Price
$700,000 - $750,000
Median House Price
December quarter 2024: $850,000

Original brick home on 604sqm. 15.2 x 39.5

Comparable Properties



1 Katoomba St HADFIELD 3046 (REI)

3 1 2

Price: $820,000
Method: Sold Before Auction
Date: 27/03/2025
Property Type: House

Agent Comments

Similar condition property. Weatherboard v's Brick



67 East St HADFIELD 3046 (REI)

3 1 3

Price: $762,500
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

Small land (585). property slightly better presented. Kitchen, bathroom and carpets.



3 Eileen St HADFIELD 3046 (REI)

2 1 1

Price: $800,000
Method: Private Sale
Date: 12/03/2025
Rooms: 3
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments

Bigger land (90) weatherboard v's brick, not as well presented as Regent.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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