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	4/7 PATIENCE 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Hadfield
Period-from	01 Aug 2024	to	31 Jul 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
3/1 EILEEN STREET HADFIELD VIC 3046	$580,000	01-Jun-25
3/153 WEST STREET HADFIELD VIC 3046	$585,000	02-Dec-24
5/71 SOUTH STREET HADFIELD VIC 3046	$607,000	26-Jul-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: 06 August 2025

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3/1 EILEEN STREET HADFIELD VIC 3046

2 1 1

Sold Price RS $580,000 Sold Date 01-Jun-25

Distance 0.23km



3/153 WEST STREET HADFIELD VIC 3046

2 2 1

Sold Price $585,000 Sold Date 02-Dec-24

Distance 0.52km



5/71 SOUTH STREET HADFIELD VIC 3046

2 1 1

Sold Price RS $607,000 Sold Date 26-Jul-25

Distance 1.05km

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

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