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	2/2 South Street, Hadfield Vic 3046

Indicative selling price

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

Range between $635,000 & $685,000

Median sale price

Median price $662,500 Property Type Unit Suburb Hadfield

Period - From 01/04/2025 to 30/06/2025 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	6/25 Freeman Dr GLENROY 3046	$645,000	20/06/2025
2	72 Farview St GLENROY 3046	$665,000	13/06/2025
3	18 Stonewood Cirt HADFIELD 3046	$680,000	30/05/2025

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: 07/08/2025 10:40

2/2 South Street, Hadfield Vic 3046

Erhan Kalistu
(03) 9989 9575
0406 062 280
ErhanKalistu@jelliscraig.com.au



3 2 2

Property Type: Townhouse
Land Size: 160 approx. sqm approx

Agent Comments

Indicative Selling Price
$635,000 - $685,000
Median Unit Price
June quarter 2025: $662,500

Comparable Properties



6/25 Freeman Dr GLENROY 3046 (REI/VG)

3 1 1

Price: $645,000
Method: Private Sale
Date: 20/06/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 130 sqm approx

Agent Comments



72 Farview St GLENROY 3046 (REI/VG)

3 2 1

Price: $665,000
Method: Sold Before Auction
Date: 13/06/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 174 sqm approx

Agent Comments



18 Stonewood Cirt HADFIELD 3046 (REI/VG)

3 2 2

Price: $680,000
Method: Private Sale
Date: 30/05/2025
Property Type: Townhouse (Single)
Land Size: 144 sqm approx

Agent Comments

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

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