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	24 Angus Street, Hadfield Vic 3046

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $850,000 Property Type House Suburb Hadfield

Period - From 21/08/2024 to 20/08/2025 Source Property Data

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 Davies St HADFIELD 3046	$850,000	01/07/2025
2	6 Volga St HADFIELD 3046	$895,000	28/06/2025
3	12 Rodings St HADFIELD 3046	$875,000	08/05/2025

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: 21/08/2025 10:16

24 Angus Street, Hadfield Vic 3046

Adrian Petrucelli
03 9989 9575
403 096 839
AdrianPetrucelli@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 634 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
21/08/2024 - 20/08/2025: $850,000

Comparable Properties



1 Davies St HADFIELD 3046 (REI/VG)

3 1 2

Price: $850,000
Method: Private Sale
Date: 01/07/2025
Rooms: 5
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments

Similar house & location.



6 Volga St HADFIELD 3046 (REI)

3 1 4

Price: $895,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House
Land Size: 697 sqm approx

Agent Comments

Similar house, location and land.



12 Rodings St HADFIELD 3046 (REI)

3 1 3

Price: $875,000
Method: Private Sale
Date: 08/05/2025
Property Type: House
Land Size: 624 sqm approx

Agent Comments

Similar land size.

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

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