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	9 THE LOOP 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	$950,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Hadfield
Period-from	01 Sep 2024	to	31 Aug 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
14 HALSBURY STREET HADFIELD VIC 3046	$912,000	16-Aug-25
72 GOWRIE STREET GLENROY VIC 3046	$950,000	05-Apr-25
29 DAVIES STREET HADFIELD VIC 3046	$930,000	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: 17 September 2025

Fadi Khoder
M 03 9300 2344
E glenroyadmin@barryplant.com.au



14 HALSBURY STREET HADFIELD VIC 3046

4 1 3

Sold Price RS $912,000 Sold Date 16-Aug-25

Distance 0.86km



72 GOWRIE STREET GLENROY VIC 3046

4 1 2

Sold Price $950,000 Sold Date 05-Apr-25

Distance 0.76km



29 DAVIES STREET HADFIELD VIC 3046

3 1 2

Sold Price $930,000 Sold Date 26-Jul-25

Distance 0.81km

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

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