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	23A MIDDLE 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	$950,000	&	$1,045,000

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
103 EAST STREET HADFIELD VIC 3046	$950,000	12-Jul-25
11 SOUTH STREET HADFIELD VIC 3046	$1,013,000	29-Mar-25
2 WIN-MALEE STREET HADFIELD VIC 3046	$1,077,500	12-Apr-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: 09 September 2025

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103 EAST STREET HADFIELD VIC 3046

3 2 1

Sold Price RS $950,000 Sold Date 12-Jul-25

Distance 0.46km



11 SOUTH STREET HADFIELD VIC 3046

3 2 2

Sold Price $1,013,000 Sold Date 29-Mar-25

Distance 0.56km



2 WIN-MALEE STREET HADFIELD VIC 3046

5 3 2

Sold Price $1,077,500 Sold Date 12-Apr-25

Distance 0.43km

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

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