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	1/44 VOLGA 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	$679,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Hadfield
Period-from	01 Dec 2024	to	30 Nov 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
1/31 LARLAC STREET HADFIELD VIC 3046	$760,000	17-Jul-25
27 STONEWOOD CIRCUIT HADFIELD VIC 3046	$725,000	04-Jul-25
2/2 SOUTH STREET HADFIELD VIC 3046	$710,000	08-Sep-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 December 2025

Tony Elezovic
P 0402999500
M 0402999500
E tony.elezovic@brunswick.rh.com.au



1/31 LARLAC STREET HADFIELD VIC 3046

3 1 1

Sold Price **$760,000** Sold Date **17-Jul-25**

Distance **0.34km**



27 STONEWOOD CIRCUIT HADFIELD VIC 3046

3 2 1

Sold Price **$725,000** Sold Date **04-Jul-25**

Distance **0.79km**



2/2 SOUTH STREET HADFIELD VIC 3046

3 2 1

Sold Price **$710,000** Sold Date **08-Sep-25**

Distance **1.44km**

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

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