

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

1/147 SOUTH 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

\$460,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Jul 2025

to

30 Jun 2026

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

1/8 BRISTOL ROAD PASCOE VALE VIC 3044	\$600,000	14-Mar-26
5/14 PASCOE STREET PASCOE VALE VIC 3044	\$442,000	21-Feb-26
6/71 SOUTH STREET HADFIELD VIC 3046	\$597,000	07-Feb-26

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: 28 July 2026



1/8 BRISTOL ROAD PASCOE VALE VIC 3044

Sold Price

\$600,000

Sold Date

14-Mar-26

 2

 1

 1

Distance

0.26km



5/14 PASCOE STREET PASCOE VALE VIC 3044

Sold Price

\$442,000

Sold Date

21-Feb-26

 2

 1

 -

Distance

0.31km



6/71 SOUTH STREET HADFIELD VIC 3046

Sold Price

\$597,000

Sold Date

07-Feb-26

 2

 1

 1

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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