

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

176 West 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)

Range between \$1,325,000 & \$1,365,000

Median sale price

Median price \$1,100,000 Property type 4BR House Suburb Hadfield

Period - From Feb 2026 to July 2026 Source rea.com

Comparable property sales

These are the two 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. 10 Maria Court, Hadfield	\$1,300,000	21.07.2026
2. 32 Finchley Avenue, Glenroy	\$1,300,000	12.02.2026

This Statement of Information was prepared on:

7th August 2026