

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

42 Sutherland Street, Hadfield

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$865,000 & \$895,000

Median sale price

Median price

\$900,000

Property type

House

Suburb

Hadfield

Period - From

Oct 2025

to

March 2026

Source

rea.com.au

Comparable property sales

These are the three 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. 18 Regent Street, Hadfield	\$860,000	08.05.2026
2. 18 Lockley Street, Hadfield	\$890,000	27.03.2026
3. 11 Walter Street, Hadfield	\$870,000	12.03.2026

This Statement of Information was prepared on:

15th May 2026