

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

5/16 Mikado Street, Hadfield Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$690,000

Median sale price

Median price \$672,500

Property Type Unit

Suburb Hadfield

Period - From 01/01/2026

to 31/03/2026

Source REIV

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 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	2/11 Caldwell St GLENROY 3046	\$685,000	29/04/2026
2	32 Paget Av GLENROY 3046	\$670,000	31/01/2026
3	2/46 Cromwell St GLENROY 3046	\$685,000	03/12/2025

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 six months.~~

This Statement of Information was prepared on:

26/05/2026 13:23

Erhan Kalistu

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Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

March quarter 2026: \$672,500



2 2 1

Property Type: Townhouse
(Single)

Land Size: 166 sqm approx

Agent Comments

Comparable Properties



2/11 Caldwell St GLENROY 3046 (REI)

2 2 1

Price: \$685,000

Method: Private Sale

Date: 29/04/2026

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 115 sqm approx

Agent Comments

Adjoining suburb, smaller land size



32 Paget Av GLENROY 3046 (REI/VG)

2 2 1

Price: \$670,000

Method: Auction Sale

Date: 31/01/2026

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 139 sqm approx

Agent Comments

Adjoining suburb, older home, street frontage.



2/46 Cromwell St GLENROY 3046 (REI/VG)

2 2 1

Price: \$685,000

Method: Private Sale

Date: 03/12/2025

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 116 sqm approx

Agent Comments

Adjoining suburb, smaller land size.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575