

## 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 STONEWOOD CIRCUIT HADFIELD VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

15/121-125 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$640,000	20-Nov-24
2/18 ZENITH STREET PASCOE VALE VIC 3044	\$655,000	21-Oct-24
2/117 HILTON STREET GLENROY VIC 3046	\$625,000	06-Feb-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: 31 March 2025



**15/121-125 NORTHUMBERLAND  
ROAD PASCOE VALE VIC 3044**

 3  2  1

Sold Price **\$640,000** Sold Date **20-Nov-24**

Distance **1.39km**



**2/18 ZENITH STREET PASCOE  
VALE VIC 3044**

 3  2  1

Sold Price **\$655,000** Sold Date **21-Oct-24**

Distance **1.69km**



**2/117 HILTON STREET GLENROY  
VIC 3046**

 3  2  1

Sold Price <sup>RS</sup> **\$625,000** Sold Date **06-Feb-25**

Distance **1.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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