

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

1/12 SHERWOOD 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

\$680,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,500

Property type

House

Suburb

Hadfield

Period-from

01 Jun 2024

to

31 May 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

1/25 SUTHERLAND STREET HADFIELD VIC 3046	\$675,000	09-Jan-24
18 STONEWOOD CIRCUIT HADFIELD VIC 3046	\$680,000	30-May-25
7B WALTER STREET HADFIELD VIC 3046	\$750,000	20-May-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: 05 June 2025



**1/25 SUTHERLAND STREET
HADFIELD VIC 3046**

 3  1  1

Sold Price **\$675,000** Sold Date **09-Jan-24**

Distance **0.56km**



**18 STONEWOOD CIRCUIT
HADFIELD VIC 3046**

 3  2  2

Sold Price ^{RS} **\$680,000** ^{UN} Sold Date **30-May-25**

Distance **0.47km**



**7B WALTER STREET HADFIELD
VIC 3046**

 3  2  1

Sold Price ^{RS} **\$750,000** Sold Date **20-May-25**

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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