

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

1/31 LARLAC 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

\$645,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

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

1/18 HILTON STREET HADFIELD VIC 3046	\$650,000	05-May-25
94 HILTON STREET HADFIELD VIC 3046	\$665,000	11-Apr-25
2/23 VOLGA STREET HADFIELD VIC 3046	\$695,500	14-Jun-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: 30 June 2025



**1/18 HILTON STREET HADFIELD
VIC 3046**

 3  2  1

Sold Price **\$650,000** Sold Date **05-May-25**

Distance **0.61km**

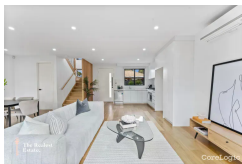


**94 HILTON STREET HADFIELD VIC
3046**

 3  1  1

Sold Price **\$665,000** Sold Date **11-Apr-25**

Distance **0.2km**



**2/23 VOLGA STREET HADFIELD
VIC 3046**

 3  2  1

Sold Price ^{RS} **\$695,500** Sold Date **14-Jun-25**

Distance **0.55km**

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

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