

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

1/6 EDGAR 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

\$750,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

1/3 KNOLE STREET HADFIELD VIC 3046	\$755,000	20-Jul-26
1/200 WEST STREET GLENROY VIC 3046	\$770,000	23-May-26

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: 04 August 2026



1/3 KNOLE STREET HADFIELD VIC 3046

Sold Price

RS

\$755,000

Sold Date

20-Jul-26

 3

 2

 2

Distance

0.83km



1/200 WEST STREET GLENROY VIC 3046

Sold Price

\$770,000

Sold Date

23-May-26

 3

 2

 2

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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