

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

1/9-11 KATOOMBA 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Oct 2024

to

30 Sep 2025

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

7/84-88 MIDDLE STREET HADFIELD VIC 3046	\$560,000	30-Aug-25
3/132 MIDDLE STREET HADFIELD VIC 3046	\$535,000	21-Jun-25
5/107 WEST STREET HADFIELD VIC 3046	\$490,000	18-Jan-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: 02 October 2025



7/84-88 MIDDLE STREET HADFIELD VIC 3046

2 1 1

Sold Price

RS

\$560,000

Sold Date **30-Aug-25**

Distance **0.34km**



3/132 MIDDLE STREET HADFIELD VIC 3046

2 1 1

Sold Price

\$535,000

Sold Date **21-Jun-25**

Distance **0.64km**



5/107 WEST STREET HADFIELD VIC 3046

2 1 1

Sold Price

\$490,000

Sold Date **18-Jan-25**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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