

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

1/94 West Street, Hadfield Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$695,000

&

\$745,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Hadfield

Period - From 01/04/2026

to

30/06/2026

Source REIV

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 six 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	2/6 Walter St HADFIELD 3046	\$725,000	28/02/2026
2	3/79 West St HADFIELD 3046	\$690,000	16/02/2026
3	3/27 Neil St HADFIELD 3046	\$768,000	10/02/2026

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 six months.~~

This Statement of Information was prepared on:

14/07/2026 15:19



 3  2  1

Rooms: 5

Property Type: Townhouse

Land Size: 208 sqm approx

Agent Comments

Comparable Properties

2/6 Walter St HADFIELD 3046 (REI)

Agent Comments

 3  2  2

Price: \$725,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)

Land Size: 135 sqm approx



3/79 West St HADFIELD 3046 (REI)

Agent Comments

 3  2  2

Price: \$690,000

Method: Sold Before Auction

Date: 16/02/2026

Property Type: Townhouse (Single)

Land Size: 74 sqm approx



3/27 Neil St HADFIELD 3046 (REI)

Agent Comments

 3  2  2

Price: \$768,000

Method: Private Sale

Date: 10/02/2026

Property Type: Townhouse (Res)

Land Size: 161 sqm approx