

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

1/99 East Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$670,000

&

\$710,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Hadfield

Period - From 11/06/2024

to

10/06/2025

Source

Property Data

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	18 Stonewood Cirt HADFIELD 3046	\$680,000	30/05/2025
2	3/24 Barunah St HADFIELD 3046	\$707,000	15/05/2025
3	1/3 Patience St HADFIELD 3046	\$662,500	29/04/2025

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:

11/06/2025 18:51

1/99 East Street, Hadfield Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$670,000 - \$710,000

Median Unit Price

11/06/2024 - 10/06/2025: \$640,000



 3  2  1

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 200 sqm approx

Agent Comments

Comparable Properties



18 Stonewood Cirt HADFIELD 3046 (REI)

Agent Comments

 3  2  2

Price: \$680,000

Method: Private Sale

Date: 30/05/2025

Property Type: Townhouse (Single)

Land Size: 144 sqm approx



3/24 Barunah St HADFIELD 3046 (REI)

Agent Comments

 3  1  1

Price: \$707,000

Method: Sold Before Auction

Date: 15/05/2025

Property Type: Townhouse (Res)



1/3 Patience St HADFIELD 3046 (REI)

Agent Comments

 3  2  1

Price: \$662,500

Method: Private Sale

Date: 29/04/2025

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 209 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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