

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

176 West 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)

Range between \$1,325,000 & \$1,365,000

Median sale price

Median price

\$1,100,000

Property type

4BR House

Suburb

Hadfield

Period - From

Feb 2026

to

July 2026

Source

rea.com

Comparable property sales

These are the two 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. 10 Maria Court, Hadfield	\$1,300,000	21.07.2026
2. 32 Finchley Avenue, Glenroy	\$1,300,000	12.02.2026
This Statement of Information was prepared on:		7 th August 2026