

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

18/14 CARINGA 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

\$310,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Dec 2024

to

30 Nov 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

206/15 SOUTH STREET HADFIELD VIC 3046	\$330,000	30-Dec-24
8/99 MAJOR ROAD FAWKNER VIC 3060	\$335,000	13-Jan-25
1/119 NORTHUMBERLAND ROAD PASCOE VALE VIC 3044	\$320,000	07-Nov-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: 09 December 2025

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**206/15 SOUTH STREET HADFIELD
VIC 3046**

 1  1  1

Sold Price

\$330,000

Sold Date **30-Dec-24**

Distance

0.06km



**8/99 MAJOR ROAD FAWKNER VIC
3060**

 1  1  1

Sold Price

\$335,000

Sold Date **13-Jan-25**

Distance

1.63km



**1/119 NORTHUMBERLAND ROAD
PASCOE VALE VIC 3044**

 1  1  1

Sold Price

\$320,000

^{RS UN}

Sold Date **07-Nov-25**

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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