

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

2/15 HYDE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,500

Property type

Unit

Suburb

Hadfield

Period-from

01 Jul 2025

to

30 Jun 2026

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

5/6-8 MIKADO STREET HADFIELD VIC 3046	\$700,000	21-Feb-26
2/25 VOLGA STREET HADFIELD VIC 3046	\$712,000	28-Mar-26
2/34 TASSELL STREET HADFIELD VIC 3046	\$710,000	20-Mar-26

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 July 2026


**5/6-8 MIKADO STREET HADFIELD
VIC 3046**
 3  2  2

Sold Price

\$700,000

Sold Date

21-Feb-26

Distance

0.76km

**2/25 VOLGA STREET HADFIELD
VIC 3046**
 3  2  1

Sold Price

\$712,000

Sold Date

28-Mar-26

Distance

0.78km

**2/34 TASSELL STREET HADFIELD
VIC 3046**
 3  2  2

Sold Price

\$710,000

Sold Date

20-Mar-26

Distance

1.14km
RS = Recent sale

UN = Undisclosed Sale

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