

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 Oxford Street, Hadfield Vic 3046

Indicative selling price

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

Range between

\$780,000

&

\$830,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Hadfield

Period - From

01/07/2025

to

30/09/2025

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	1/54 Maude Av GLENROY 3046	\$780,000	06/11/2025
2	2/64 Farview St GLENROY 3046	\$795,000	06/09/2025
3	2/95 Beatty Av GLENROY 3046	\$820,000	28/08/2025

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:

19/11/2025 12:08



Property Type:
Agent Comments

Indicative Selling Price
\$780,000 - \$830,000
Median Unit Price
September quarter 2025: \$655,000

Comparable Properties



1/54 Maude Av GLENROY 3046 (REI)

Agent Comments



Price: \$780,000
Method: Sold Before Auction
Date: 06/11/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 238 sqm approx



2/64 Farview St GLENROY 3046 (REI/VG)

Agent Comments



Price: \$795,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)
Land Size: 142 sqm approx



2/95 Beatty Av GLENROY 3046 (REI/VG)

Agent Comments



Price: \$820,000
Method: Sold Before Auction
Date: 28/08/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 213 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100