

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

2/23 VOLGA 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Hadfield

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

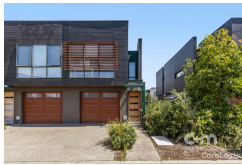
5 STONEWOOD CIRCUIT HADFIELD VIC 3046	\$620,000	14-May-25
11A MIDDLE STREET HADFIELD VIC 3046	\$620,000	02-May-25
1/3 PATIENCE STREET HADFIELD VIC 3046	\$662,500	02-May-25

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: 28 May 2025

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**5 STONEWOOD CIRCUIT
HADFIELD VIC 3046**

3 2 1

Sold Price

^{RS} **\$620,000**

Sold Date **14-May-25**

Distance **0.69km**



11A MIDDLE STREET HADFIELD VIC 3046

2 1 1

Sold Price

Sold Date **02-May-25**

Distance **1.03km**



**1/3 PATIENCE STREET HADFIELD
VIC 3046**

3 2 1

Sold Price

^{RS} **\$662,500**

Sold Date **02-May-25**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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