

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

3/1 REGENT 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

\$590,000

&

\$620,000

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

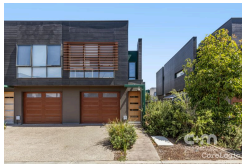
Date of sale

5 STONEWOOD CIRCUIT HADFIELD VIC 3046	\$620,000	14-May-25
69A MAUDE AVENUE GLENROY VIC 3046	\$620,000	01-Mar-25
1/1100 SYDNEY ROAD FAWKNER VIC 3060	\$595,000	25-Feb-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: 30 May 2025



5 STONEWOOD CIRCUIT HADFIELD VIC 3046

3 2 1

Sold Price

^{RS}

\$620,000

Sold Date

14-May-25

Distance

0.82km



69A MAUDE AVENUE GLENROY VIC 3046

3 2 1

Sold Price

\$620,000

Sold Date

01-Mar-25

Distance

0.89km



1/1100 SYDNEY ROAD FAWKNER VIC 3060

3 2 2

Sold Price

\$595,000

Sold Date

25-Feb-25

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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