

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

3/21 FRANCIS 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

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Hadfield

Period-from

01 Nov 2024

to

31 Oct 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

5/125 SOUTH STREET HADFIELD VIC 3046	\$655,000	18-Sep-25
5/71 SOUTH STREET HADFIELD VIC 3046	\$607,000	26-Jul-25
3/6 EPPING STREET HADFIELD VIC 3046	\$642,000	19-Sep-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: 25 November 2025



5/125 SOUTH STREET HADFIELD VIC 3046

 2  1  1

Sold Price

\$655,000

Sold Date

18-Sep-25

Distance

0.31km



5/71 SOUTH STREET HADFIELD VIC 3046

 2  1  1

Sold Price

\$607,000

Sold Date

26-Jul-25

Distance

0.39km



3/6 EPPING STREET HADFIELD VIC 3046

 2  1  1

Sold Price

\$642,000

Sold Date

19-Sep-25

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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