

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

3/27 Neil Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$750,000

&

\$800,000

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	1a Eileen St HADFIELD 3046	\$780,000	16/10/2025
2	1/31 Larlac St HADFIELD 3046	\$760,000	17/07/2025
3	7b Walter St HADFIELD 3046	\$750,000	20/05/2025

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:

13/11/2025 14:46

3/27 Neil Street, Hadfield Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

September quarter 2025: \$655,000



3 2 1

Rooms: 5

Property Type: Townhouse

Land Size: 161 sqm approx

Agent Comments

Comparable Properties



1a Eileen St HADFIELD 3046 (REI)

Agent Comments

3 2 1

Price: \$780,000

Method: Sold Before Auction

Date: 16/10/2025

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 226 sqm approx



1/31 Larlac St HADFIELD 3046 (REI)

Agent Comments

3 1 1

Price: \$760,000

Method: Auction Sale

Date: 17/07/2025

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 277 sqm approx

7b Walter St HADFIELD 3046 (REI)

Agent Comments

3 2 1

Price: \$750,000

Method: Private Sale

Date: 20/05/2025

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 192 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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