

## 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

38 DICKINSON STREET HADFIELD VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Hadfield

Period-from

01 Aug 2024

to

31 Jul 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 14 HALSBURY STREET HADFIELD VIC 3046 | \$912,000 | 16-Aug-25 |
| 29 DAVIES STREET HADFIELD VIC 3046   | \$930,000 | 26-Jul-25 |
| 114 MIDDLE STREET HADFIELD VIC 3046  | \$985,000 | 23-Aug-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: 26 August 2025



**14 HALSBURY STREET HADFIELD VIC 3046**

Sold Price

<sup>RS</sup>

**\$912,000**

Sold Date

**16-Aug-25**

 4

 1

 3

Distance

**0.36km**



**29 DAVIES STREET HADFIELD VIC 3046**

Sold Price

<sup>RS</sup>

**\$930,000**

Sold Date

**26-Jul-25**

 4

 1

 2

Distance

**0.21km**



**114 MIDDLE STREET HADFIELD VIC 3046**

Sold Price

<sup>RS</sup>

**\$985,000**

Sold Date

**23-Aug-25**

 3

 1

 2

Distance

**0.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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