

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

4/150 West Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$600,000 & \$660,000

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	1/152 West St HADFIELD 3046	\$685,000	24/10/2025
2	22 North St HADFIELD 3046	\$608,000	09/09/2025
3	4/7 Patience St HADFIELD 3046	\$617,000	30/08/2025

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:

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
September quarter 2025: \$655,000

Comparable Properties



1/152 West St HADFIELD 3046 (REI/VG)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 24/10/2025
Property Type: Townhouse (Single)



22 North St HADFIELD 3046 (REI/VG)

Agent Comments



Price: \$608,000
Method: Private Sale
Date: 09/09/2025
Property Type: Townhouse (Res)



4/7 Patience St HADFIELD 3046 (REI/VG)

Agent Comments



Price: \$617,000
Method: Auction Sale
Date: 30/08/2025
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 138 sqm approx

Account - Whitefox Real Estate | P: 96459699



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