

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

4A Knole Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$930,000

Property Type House

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	1/10 Ormond St PASCOE VALE 3044	\$1,115,000	03/09/2025
2	1 Pimbial Ct HADFIELD 3046	\$1,200,000	08/08/2025
3	64a South St HADFIELD 3046	\$1,200,000	31/05/2025

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:

25/11/2025 13:45

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5 2 3

Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
September quarter 2025: \$930,000

Comparable Properties



1/10 Ormond St PASCOE VALE 3044 (REI/VG)

Agent Comments

3 2 2

Price: \$1,115,000
Method: Sold Before Auction
Date: 03/09/2025
Property Type: House (Res)



1 Pimbial Ct HADFIELD 3046 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Sold Before Auction
Date: 08/08/2025
Rooms: 9
Property Type: House (Res)
Land Size: 300 sqm approx



64a South St HADFIELD 3046 (REI/VG)

Agent Comments

4 3 1

Price: \$1,200,000
Method: Auction Sale
Date: 31/05/2025
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 292 sqm approx

Account - Whitefox Real Estate | P: 96459699



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