Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

55 Davies Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$840,000	&	\$880,000
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Median sale price*

Median price	\$862,000	Pro	perty Type	House		Suburb	Hadfield
Period - From	01/01/2025	to	19/09/2025		Source	Pricefine	der

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

Add	dress of comparable property	Price	Date of sale
1	66 Sutherland St HADFIELD 3046	\$850,000	19/07/2025
2	11 North Box Ct HADFIELD 3046	\$850,000	03/07/2025
3	1 Davies St HADFIELD 3046	\$850,000	01/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/09/2025 16:32









Indicative Selling Price \$840,000 - \$880,000 **Median House Price *** 01/01/2025 - 19/09/2025: \$862.000 * Agent calculated median

Comparable Properties

66 Sutherland St HADFIELD 3046 (REI)

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Agent Comments

Price: \$850,000 Method: Auction Sale Date: 19/07/2025

Property Type: House (Res) Land Size: 604 sqm approx

11 North Box Ct HADFIELD 3046 (REI)







Agent Comments

Price: \$850,000

Method: Sold Before Auction

Date: 03/07/2025

Rooms: 5

Property Type: House (Res) Land Size: 604 sqm approx

1 Davies St HADFIELD 3046 (REI)











Agent Comments

Price: \$850,000 Method: Private Sale Date: 01/07/2025

Rooms: 5 Property Type: House (Res) Land Size: 562 sqm approx

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





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