

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

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

Median sale price*

Median price

\$862,000

Property Type

House

Suburb

Hadfield

Period - From

01/01/2025

to

19/09/2025

Source

Pricefinder

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	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 comparable properties 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

**Property Type:**

Agent Comments

Indicative Selling Price

\$840,000 - \$880,000

Median House Price *

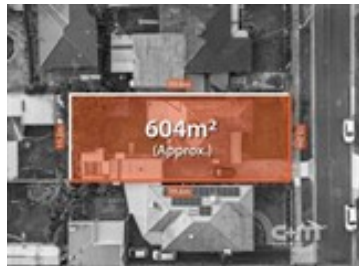
01/01/2025 - 19/09/2025: \$862,000

* Agent calculated median

Comparable Properties

66 Sutherland St HADFIELD 3046 (REI)

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