

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

4/3 CHARLES STREET HADFIELD VIC 3046

Indicative selling price

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

Single Price

or range
between

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Jul 2025

to

30 Jun 2026

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

2/25 VOLGA STREET HADFIELD VIC 3046	\$712,000	28-Mar-26
3/27 NEIL STREET HADFIELD VIC 3046	\$768,000	10-Feb-26
2/6 WALTER STREET HADFIELD VIC 3046	\$725,000	28-Feb-26

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.~~

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Priscilla Selloyee

M 0435978759

E priscillaselloyee@maisonreal.com.au



**2/25 VOLGA STREET HADFIELD
VIC 3046**

3 2 1

Sold Price

\$712,000

Sold Date

28-Mar-26

Distance

0.3km



**3/27 NEIL STREET HADFIELD VIC
3046**

3 2 2

Sold Price

\$768,000

Sold Date

10-Feb-26

Distance

0.31km



**2/6 WALTER STREET HADFIELD
VIC 3046**

3 2 2

Sold Price

\$725,000

Sold Date

28-Feb-26

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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