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	2/23 VOLGA 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	$600,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Hadfield
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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.

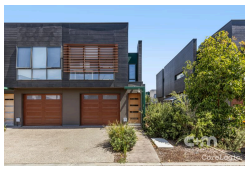
Address of comparable property	Price	Date of sale
5 STONEWOOD CIRCUIT HADFIELD VIC 3046	$620,000	14-May-25
11A MIDDLE STREET HADFIELD VIC 3046	$620,000	02-May-25
1/3 PATIENCE STREET HADFIELD VIC 3046	$662,500	02-May-25

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.~~

This Statement of Information was prepared on: 28 May 2025

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5 STONEWOOD CIRCUIT HADFIELD VIC 3046

3 2 1

Sold Price RS $620,000 Sold Date 14-May-25

Distance 0.69km



11A MIDDLE STREET HADFIELD VIC 3046

2 1 1

Sold Price Sold Date 02-May-25

Distance 1.03km



1/3 PATIENCE STREET HADFIELD VIC 3046

3 2 1

Sold Price RS $662,500 Sold Date 02-May-25

Distance 0.06km

RS = Recent sale **UN** = Undisclosed Sale

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