

## 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

109 MIDDLE STREET HADFIELD VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$1,550,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Hadfield

Period-from

01 Jun 2025

to

31 May 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 NITA STREET HADFIELD VIC 3046	\$1,705,000	28-May-26
28 HILTON STREET HADFIELD VIC 3046	\$1,650,000	18-Jun-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.

This Statement of Information was prepared on: 30 June 2026


**2 NITA STREET HADFIELD VIC  
3046**
 5
  5
  2

Sold Price

**\$1,705,000**

Sold Date

**28-May-26**

Distance

**0.37km**

**28 HILTON STREET HADFIELD VIC  
3046**
 4
  2
  2

Sold Price

<sup>RS</sup> **\$1,650,000**

Sold Date

**18-Jun-26**

Distance

**0.95km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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