

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

28 North Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$672,500 Property Type Unit Suburb Hadfield

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	3/21 Francis St HADFIELD 3046	\$640,000	16/01/2026
2	4/150 West St HADFIELD 3046	\$660,000	18/12/2025
3	1/152 West St HADFIELD 3046	\$685,000	24/10/2025

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:

03/02/2026 16:15



Rooms: 4

Property Type: Townhouse

Land Size: 162 sqm approx

Agent Comments

Comparable Properties



3/21 Francis St HADFIELD 3046 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 16/01/2026

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 184 sqm approx



4/150 West St HADFIELD 3046 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 18/12/2025

Property Type: Townhouse (Single)



1/152 West St HADFIELD 3046 (REI)

Agent Comments



Price: \$685,000

Method: Private Sale

Date: 24/10/2025

Property Type: Townhouse (Single)

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