

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

21 Battersea Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$927,500 Property Type House 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	14 Welch St FAWKNER 3060	\$855,000	14/02/2026
2	56 Angus St HADFIELD 3046	\$860,000	29/11/2025
3	74 Middle St HADFIELD 3046	\$859,000	11/10/2025

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:

05/03/2026 09:14

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3 2 4

Property Type: House

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

December quarter 2025: \$927,500

Comparable Properties



14 Welch St FAWKNER 3060 (REI)

3 1 2

Price: \$855,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Agent Comments

Welch Street is located within 2km of Battersea Street. Both properties are brick homes positioned on corner allotments and present in similar condition, offering comparable accommodation. However, Battersea Street holds a advantage with the inclusion of a second bathroom



56 Angus St HADFIELD 3046 (REI/VG)

3 1 2

Price: \$860,000

Method: Sold Before Auction

Date: 29/11/2025

Property Type: House (Res)

Land Size: 608 sqm approx

Agent Comments

Angus Street is located within 2km of Battersea Street. Both properties are brick homes in similar condition offering comparable accommodation. However, Battersea Street holds a clear advantage with the inclusion of a second bathroom and corner allotment



74 Middle St HADFIELD 3046 (REI/VG)

3 1 1

Price: \$859,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 536 sqm approx

Agent Comments

Middle Street is located within 2km of Battersea Street. Both properties are brick homes in similar condition offering comparable accommodation and corner allotment. However, Battersea Street holds a clear advantage with the inclusion of a second bathroom

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