

# 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 5/16 Mikado 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)

Range between \$680,000 & \$720,000

### 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	1/152 West St HADFIELD 3046	\$685,000	24/10/2025
2	1/4 Eileen St HADFIELD 3046	\$690,000	13/10/2025
3	1/94 North St HADFIELD 3046	\$710,000	29/09/2025

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.~~

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**Indicative Selling Price**

\$680,000 - \$720,000

**Median Unit Price**

December quarter 2025: \$672,500



2 2 1

**Property Type:** Townhouse  
(Single)

**Land Size:** 166 sqm approx

Agent Comments

## Comparable Properties



1/152 West St HADFIELD 3046 (REI/VG)

Agent Comments

2 2 1

**Price:** \$685,000

**Method:** Private Sale

**Date:** 24/10/2025

**Property Type:** Townhouse (Single)

1/4 Eileen St HADFIELD 3046 (VG)

Agent Comments

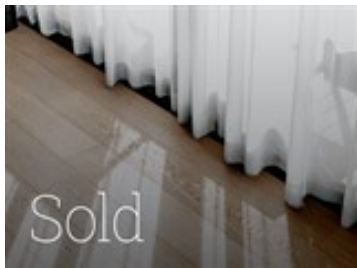
2 - -

**Price:** \$690,000

**Method:** Sale

**Date:** 13/10/2025

**Property Type:** Flat/Unit/Apartment (Res)



1/94 North St HADFIELD 3046 (REI/VG)

Agent Comments

2 1 1

**Price:** \$710,000

**Method:** Private Sale

**Date:** 29/09/2025

**Property Type:** Townhouse (Res)

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575