

## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 43 David Street, Hadfield 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 \$995,000 & \$1,090,000

#### Median sale price

Median price \$900,000 Property Type House Suburb Hadfield 3046

Period - From March 2025 to February 2026 Source REA

#### 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

Address of comparable property	Price	Date of sale
1 38 Dickinson Street, Hadfield	\$1,053,600	24/09/2025
2 60 Sutherland Street, Hadfield	\$980,000	13/12/2025
3		

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:

02/03/2026