

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

1/4 DICKINSON STREET HADFIELD VIC 3046

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

House

Suburb

Hadfield

Period-from

01 Apr 2025

to

31 Mar 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

21 DICKINSON STREET HADFIELD VIC 3046	\$816,000	24-Oct-25
7B WALTER STREET HADFIELD VIC 3046	\$750,000	09-May-25

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: 08 April 2026



**21 DICKINSON STREET HADFIELD
VIC 3046**

3 1 1

Sold Price

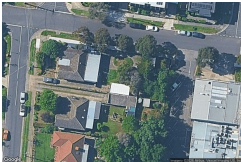
\$816,000

Sold Date

24-Oct-25

Distance

0.22km



**7B WALTER STREET HADFIELD
VIC 3046**

3 - -

Sold Price

\$750,000

Sold Date

09-May-25

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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