

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

3/7 Mikado Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$575,000

&

\$615,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Hadfield

Period - From 01/04/2026

to

30/06/2026

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	3/119 North St HADFIELD 3046	\$615,000	15/08/2026
2	2/23 Win Malee St HADFIELD 3046	\$595,000	15/05/2026
3	3/26 Hilton St HADFIELD 3046	\$590,000	04/04/2026

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:

03/09/2026 13:31

3/7 Mikado Street, Hadfield Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$575,000 - \$615,000

Median Unit Price

June quarter 2026: \$600,000



2 2 1

Rooms: 4

Property Type: Townhouse

Agent Comments

Comparable Properties



3/119 North St HADFIELD 3046 (REI)

Agent Comments

2 2 1

Price: \$615,000

Method: Auction Sale

Date: 15/08/2026

Property Type: Townhouse (Res)



2/23 Win Malee St HADFIELD 3046 (REI)

Agent Comments

2 2 1

Price: \$595,000

Method: Private Sale

Date: 15/05/2026

Property Type: Townhouse (Single)



3/26 Hilton St HADFIELD 3046 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 04/04/2026

Rooms: 4

Property Type: Unit

Land Size: 151 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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