

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

1C Linda Crescent, Hawthorn Vic 3122

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

Median sale price

Median price \$2,860,000

Property Type House

Suburb Hawthorn

Period - From 29/07/2024

to

28/07/2025

Source Property Data

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	8 Hull St HAWTHORN 3122	\$2,530,000	17/05/2025
2			
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:

29/07/2025 17:15

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Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

29/07/2024 - 28/07/2025: \$2,860,000



 2  2  2

Property Type: House

Agent Comments

Comparable Properties



8 Hull St HAWTHORN 3122 (REI)

Agent Comments

 3  1  2

Price: \$2,530,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 350 sqm approx

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.