

# 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

43/8 Wallen Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,250,000

### Median sale price

Median price \$602,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2025

to

31/03/2025

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	1/126-128 Burnley St RICHMOND 3121	\$1,260,000	12/04/2025
2	11/5 Stillman St RICHMOND 3121	\$1,210,000	25/04/2025
3	203/1 Barnet Way RICHMOND 3121	\$1,200,000	15/05/2025

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.~~

This Statement of Information was prepared on:

26/06/2025 09:44



 3  2  2

**Property Type:** Apartment

**Land Size:** 129 approx sqm  
approx

[Agent Comments](#)

## Comparable Properties



**1/126-128 Burnley St RICHMOND 3121 (REI)**

[Agent Comments](#)

 3  2  2

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** Townhouse (Res)



**11/5 Stillman St RICHMOND 3121 (REI/VG)**

[Agent Comments](#)

 3  3  2

**Price:** \$1,210,000

**Method:** Private Sale

**Date:** 25/04/2025

**Property Type:** Townhouse (Single)



**203/1 Barnet Way RICHMOND 3121 (REI/VG)**

[Agent Comments](#)

 3  2  2

**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 15/05/2025

**Property Type:** Unit