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	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$1,200,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$602,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress 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



43/8 Wallen Road, Hawthorn Vic 3122





Property Type: Apartment Land Size: 129 approx sqm approx Agent Comments

2

2

2

Agent Comments

Agent Comments

Agent Comments



Method: Private Sale Date: 25/04/2025 Property Type: Townhouse (Single)

2

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

3

Property Type: Townhouse (Res)



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



3

Date: 12/04/2025

3

Price: \$1,210,000

Price: \$1,200,000

Method: Sold Before Auction Date: 15/05/2025 Property Type: Unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Chris Dalv 03 9810 5000 0432 056 911 ChrisDaly@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,250,000 **Median Unit Price** March quarter 2025: \$602,000