

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

87 Haines Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,750,000

Property Type House

Suburb Hawthorn

Period - From 01/07/2024

to 30/06/2025

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	18 Hunter St HAWTHORN 3122	\$1,910,000	24/05/2025
2	8 Bowler St HAWTHORN EAST 3123	\$1,900,000	13/03/2025
3	31 Smart St HAWTHORN 3122	\$1,881,000	14/02/2025

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:

07/07/2025 16:03



Property Type: House (Res)
Land Size: 254 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
Year ending June 2025: \$2,750,000

Comparable Properties



18 Hunter St HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,910,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)



8 Bowler St HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$1,900,000
Method: Sold Before Auction
Date: 13/03/2025
Property Type: House (Res)
Land Size: 221 sqm approx



31 Smart St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,881,000
Method: Auction Sale
Date: 14/02/2025
Property Type: House (Res)
Land Size: 209 sqm approx

Account - Marshall White | P: 03 9822 9999



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