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

44 Mary Street, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between	\$6,500,000		&		\$6,900,000					
Median sale price										
Median price	\$2,750,000	Pro	operty Type Hous		se		Suburb	Hawthorn		
Period - From	01/07/2024	to	30/06/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	64 Kinkora Rd HAWTHORN 3122	\$6,500,000	20/05/2025
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:

23/07/2025 15:45



JellisCraig





Property Type: House (Res) **Land Size:** 736 sqm approx Agent Comments Geordie Dixon-Sima 03 9810 5090 0418 588 399 geordiedixon@jelliscraig.com.au

Indicative Selling Price \$6,500,000 - \$7,000,000 Median House Price Year ending June 2025: \$2,750,000

Comparable Properties



64 Kinkora Rd HAWTHORN 3122 (REI)

Price: \$6,500,000 Method: Private Sale Date: 20/05/2025 Property Type: House Land Size: 920 sqm approx Agent Comments

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.

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





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