

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$6,500,000 & \$6,900,000

### 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	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.~~

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**Indicative Selling Price**

\$6,500,000 - \$7,000,000

**Median House Price**

Year ending June 2025: \$2,750,000



4   3   2

**Property Type:** House (Res)

**Land Size:** 736 sqm approx

Agent Comments

## Comparable Properties



**64 Kinkora Rd HAWTHORN 3122 (REI)**

Agent Comments

5   3   2

**Price:** \$6,500,000

**Method:** Private Sale

**Date:** 20/05/2025

**Property Type:** House

**Land Size:** 920 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.