Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$597,500	Pro	perty Type	Unit		Suburb	Hawthorn
Period - From	01/04/2025	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.

Ad	dress of comparable property	Price	Date of sale
1	1/21 Glen St HAWTHORN 3122	\$580,000	15/04/2025
2	5/3 Harrison Cr HAWTHORN 3122	\$600,000	20/03/2025
3	5/22 Hill St HAWTHORN 3122	\$600,000	05/03/2025

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:	16/07/2025 10:04





James Fitzpatrick 03 9810 5000 0439 467 040 jamesfitzpatrick@jelliscraig.com.au

> Indicative Selling Price \$550,000 - \$600,000 Median Unit Price June quarter 2025: \$597,500



4 2 **4** 1 **4**

Property Type: Apartment Agent Comments

Comparable Properties



1/21 Glen St HAWTHORN 3122 (REI/VG)

2

1

a 1

Price: \$580,000

Method: Sold Before Auction

Date: 15/04/2025 **Property Type:** Unit

Agent Comments



5/3 Harrison Cr HAWTHORN 3122 (REI/VG)

2



1



Agent Comments

Price: \$600,000 Method: Private Sale Date: 20/03/2025

Property Type: Apartment



5/22 Hill St HAWTHORN 3122 (REI/VG)

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Agent Comments

Price: \$600,000 Method: Private Sale Date: 05/03/2025

Property Type: Apartment

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





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