

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

8 Morang Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$2,767,500

Property Type House

Suburb Hawthorn

Period - From 01/01/2024

to

31/12/2024

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	92 Elgin St HAWTHORN 3122	\$1,900,000	30/11/2024
2	36 Evansdale Rd HAWTHORN 3122	\$1,800,000	26/02/2025
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:

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Campbell Ward
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Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending December 2024: \$2,767,500



3 2 1

Property Type: House (Res)

Agent Comments

Comparable Properties



92 Elgin St HAWTHORN 3122 (REI/VG)

Agent Comments

3 1 -

Price: \$1,900,000

Method: Sold Before Auction

Date: 30/11/2024

Property Type: House (Res)

Land Size: 133 sqm approx



36 Evansdale Rd HAWTHORN 3122 (REI)

Agent Comments

3 1 1

Price: \$1,800,000

Method: Auction Sale

Date: 26/02/2025

Property Type: House

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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