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	4 Lawes Street, Hawthorn VIC 3122
p. 1. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.	

Indicative selling price

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

Median sale price

Median price	\$2,800,000	Pro	perty Type	House		Suburb	Hawthorn
Period - From	26/11/2024	to	25/05/2025	s	ource	pdol	

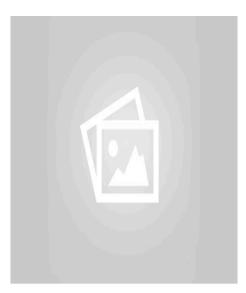
Comparable property sales (*Delete A or B below as applicable)

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 Highbury Gr, Kew Vic	\$1,850,000	05/04/2025
36 Evansdale Rd, Hawthorn Vic	\$1,800,000	26/02/2025
57 Liddiard St, Hawthorn Vic	\$1,900,000	24/12/2024

This Statement of Information was prepared on:	27/05/2025
--	------------







Property Type: House Davide Lettieri 0388624982

0414 018 707

davide.lettieri@marshallwhite.com.au

Indicative Selling Price \$1,750,000 - \$1,925,000

Median House Price

Year ending May 2025: \$2,800,000

Comparable Properties



1 Highbury Gr, Kew Vic

1 4 - 2 **2** 1

Price: \$1,850,000 Method: Auction Sale Date: 05/04/2025 Property Type: House Land Size: 319 sqm approx



36 Evansdale Rd, Hawthorn Vic

Price: \$1,800,000 Method: Auction Sale Date: 26/02/2025 Property Type: House

Land Size:



57 Liddiard St, Hawthorn Vic

□ 3 **□** 2 **□** 1

Price: \$1,900,000 Method: Private Sale Date: 24/12/2024 Property Type: House Land Size: 192 sqm approx

Account - Marshall White - Hawthorn | P: 98229999



