

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

Indicative selling price

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

Range between

\$1,750,000

&

\$1,925,000

Median sale price

Median price

\$2,800,000

Property Type

House

Suburb

Hawthorn

Period - From

26/11/2024

to

25/05/2025

Source

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

4 Lawes Street, Hawthorn VIC 3122



3 2 1

Property Type: House

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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

4 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

3 1 1

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