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

36 Henrietta Street, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,900,000		&		\$2,090,000			
Median sale price								
Median price	\$2,800,000	Pro	operty Type	Hou	se		Suburb	Hawthorn
Period - From	01/04/2024	to	31/03/2025		So	urce	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	6 Ryeburne Av HAWTHORN EAST 3123	\$2,010,000	15/03/2025
2	8 Bowler St HAWTHORN EAST 3123	\$1,900,000	13/03/2025
3	19 Broomfield Rd HAWTHORN EAST 3123	\$1,999,000	11/02/2025

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:

01/07/2025 16:48



MARSHALL WHITE





Rooms: 7 Property Type: House Land Size: 350 sqm approx Agent Comments Andrew Gibbons 03 8862 4948 0407 577 007 andrew.gibbons@marshallwhite.com.au

> Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price Year ending March 2025: \$2,800,000

Comparable Properties

6 Ryeburne Av HAWTHORN EAST 3123 (REI/VG) 3 1 2 Price: \$2,010,000 Method: Auction Sale Date: 15/03/2025 Property Type: House (Res) Land Size: 557 sqm approx	Agent Comments
 8 Bowler St HAWTHORN EAST 3123 (REI/VG) 3 2 2 - Price: \$1,900,000 Method: Sold Before Auction Date: 13/03/2025 Property Type: House (Res) Land Size: 221 sqm approx 	Agent Comments
19 Broomfield Rd HAWTHORN EAST 3123 (REI) 2 2 2 2 Price: \$1,999,000 Method: Sold Before Auction Date: 11/02/2025 Property Type: House (Res)	Agent Comments

Account - Marshall White | P: 03 9822 9999



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