

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$2,090,000

### Median sale price

Median price \$2,800,000 Property Type House Suburb Hawthorn

Period - From 01/04/2024 to 31/03/2025 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.

|   | Address 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

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**Indicative Selling Price**

\$1,900,000 - \$2,090,000

**Median House Price**

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



3 1 1

**Rooms:** 7

**Property Type:** House

**Land Size:** 350 sqm approx

Agent Comments

## Comparable Properties



**6 Ryeburne Av HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$2,010,000

**Method:** Auction Sale

**Date:** 15/03/2025

**Property Type:** House (Res)

**Land Size:** 557 sqm approx



**8 Bowler St HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

3 2 -

**Price:** \$1,900,000

**Method:** Sold Before Auction

**Date:** 13/03/2025

**Property Type:** House (Res)

**Land Size:** 221 sqm approx



**19 Broomfield Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

2 2 2

**Price:** \$1,999,000

**Method:** Sold Before Auction

**Date:** 11/02/2025

**Property Type:** House (Res)

Account - Marshall White | P: 03 9822 9999