

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

6/70A Wattle Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$550,000

&

\$605,000

Median sale price

Median price

\$597,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2025

to

30/06/2025

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	5/22 Hill St HAWTHORN 3122	\$600,000	05/03/2025
2	4/75 Denham St HAWTHORN 3122	\$585,000	23/05/2025
3	5/26 Auburn Gr HAWTHORN EAST 3123	\$580,000	26/03/2025

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:

17/07/2025 11:22



Rooms: 4
Property Type: Apartment
Agent Comments

Mackenzie Field
9810 5000
0487 336 490
MackenzieField@jellisrcraig.com.au

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
June quarter 2025: \$597,500

Comparable Properties



5/22 Hill St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 05/03/2025
Property Type: Apartment



4/75 Denham St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 23/05/2025
Property Type: Apartment



5/26 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 26/03/2025
Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511