Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/70A Wattle Road, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$550,000		&		\$605,000			
Median sale p	rice							
Median price	\$597,500	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	01/04/2025	to	30/06/2025		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	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



6/70A Wattle Road, Hawthorn Vic 3122



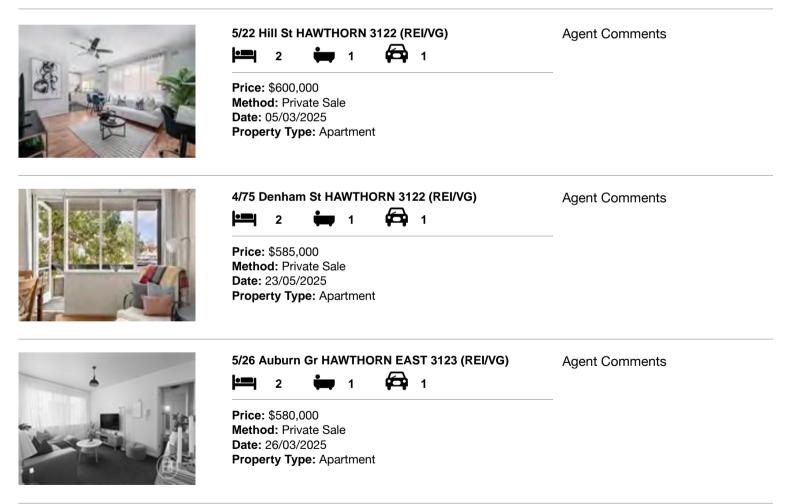




Rooms: 4 Property Type: Apartment Agent Comments Mackenzie Field 9810 5000 0487 336 490 MackenzieField@jelliscraig.com.au

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

Comparable Properties



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



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