

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 \$2,692,500

Property Type House

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	36 Evansdale Rd HAWTHORN 3122	\$1,800,000	26/02/2025
2	12 Colvin Gr HAWTHORN 3122	\$1,835,000	31/05/2025
3	14 Gordon Av KEW 3101	\$1,915,000	22/02/2025

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:

29/07/2025 09:53

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Indicative Selling Price

\$1,750,000 - \$1,925,000

Median House Price

June quarter 2025: \$2,692,500



3 2 1

Property Type: House

Agent Comments

Comparable Properties



36 Evansdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments

3 1 1

Price: \$1,800,000

Method: Auction Sale

Date: 26/02/2025

Property Type: House (Res)

Land Size: 253 sqm approx



12 Colvin Gr HAWTHORN 3122 (REI)

Agent Comments

3 2 1

Price: \$1,835,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House

Land Size: 245 sqm approx



14 Gordon Av KEW 3101 (REI/VG)

Agent Comments

3 2 -

Price: \$1,915,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 195 sqm approx

Account - Marshall White | P: 03 9822 9999



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