## 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 betwee	\$1,750,000		&		\$1,925,000			
Median sale price								
Median price	\$2,692,500	Pro	operty Type	Hou	ISE		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.

Ade	dress 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.

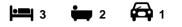
This Statement of Information was prepared on:

29/07/2025 09:53



### MARSHALL WHITE





**Property Type:** House Agent Comments

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> Indicative Selling Price \$1,750,000 - \$1,925,000 Median House Price June quarter 2025: \$2,692,500

# **Comparable Properties**

36 Evansdale Rd HAWTHORN 3122 (REI/VG)   3 1 1   Price: \$1,800,000   Method: Auction Sale   Date: 26/02/2025   Property Type: House (Res)   Land Size: 253 sqm approx	Agent Comments
12 Colvin Gr HAWTHORN 3122 (REI) 3 2 2 1 Price: \$1,835,000 Method: Auction Sale Date: 31/05/2025 Property Type: House Land Size: 245 sqm approx	Agent Comments
14 Gordon Av KEW 3101 (REI/VG)   1   3 2   2 2   -   Price: \$1,915,000   Method: Auction Sale   Date: 22/02/2025   Property Type: House (Res)   Land Size: 195 sqm approx	Agent Comments

Account - Marshall White | P: 03 9822 9999



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