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	1c Linda Crescent, Hawthorn Vic 3122

Indicative selling price

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

Single price $2,100,000

Median sale price

Median price $2,900,000 Property Type House Suburb Hawthorn

Period - From 01/10/2024 to 30/09/2025 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	3 Lorne Rd HAWTHORN EAST 3123	$2,140,000	25/08/2025
2	35 The Boulevard HAWTHORN 3122	$2,110,000	18/10/2025
3	4 Lawes St HAWTHORN 3122	$2,080,000	31/10/2025

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: 03/12/2025 10:37

1c Linda Crescent, Hawthorn Vic 3122

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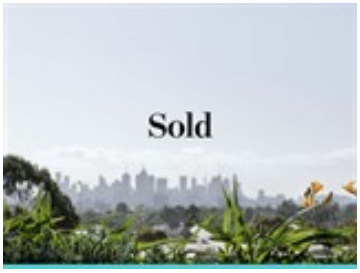
3 2 2

Property Type: House
Land Size: 431 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000
Median House Price
Year ending September 2025: $2,900,000

Comparable Properties



3 Lorne Rd HAWTHORN EAST 3123 (REI/VG)

3 2 2

Price: $2,140,000
Method: Private Sale
Date: 25/08/2025
Property Type: House
Land Size: 204 sqm approx

Agent Comments



35 The Boulevard HAWTHORN 3122 (REI)

3 1 2

Price: $2,110,000
Method: Private Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 508 sqm approx

Agent Comments



4 Lawes St HAWTHORN 3122 (REI/VG)

3 2 1

Price: $2,080,000
Method: Private Sale
Date: 31/10/2025
Property Type: House
Land Size: 242 sqm approx

Agent Comments

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