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	3 Hill Street, Hawthorn Vic 3122

Indicative selling price

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

Single price	$2,350,000

Median sale price

Median price	$2,810,000	Property Type	House	Suburb	Hawthorn
Period - From	07/05/2025	to	06/05/2026	Source	Property Data

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	26 Smart St HAWTHORN 3122	$2,440,000	14/03/2026
2	17 Yarra Gr HAWTHORN 3122	$2,270,000	28/02/2026
3	1c Linda Cr HAWTHORN 3122	$2,140,000	23/01/2026

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: 07/05/2026 14:33

3 Hill Street, Hawthorn Vic 3122

MARSHALL WHITE



4 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,350,000
Median House Price
07/05/2025 - 06/05/2026: $2,810,000

Comparable Properties



26 Smart St HAWTHORN 3122 (REI)

3 2 -

Price: $2,440,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)

Agent Comments



17 Yarra Gr HAWTHORN 3122 (REI/VG)

3 2 1

Price: $2,270,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 300 sqm approx

Agent Comments



1c Linda Cr HAWTHORN 3122 (REI)

3 2 2

Price: $2,140,000
Method: Private Sale
Date: 23/01/2026
Property Type: House (Res)
Land Size: 431 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE

propertydata .com.au

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