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: 5/32 Berkeley Street, Hawthorn Vic 3122

Indicative selling price

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

Range between: $950,000 & $1,045,000

Median sale price

Median price: $590,000 Property Type: Unit Suburb: Hawthorn

Period - From: 01/01/2025 to: 31/12/2025 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	32/17-25 Yarra St HAWTHORN 3122	$960,000	22/10/2025
2	1/3 Wellesley Rd HAWTHORN 3122	$1,035,000	06/10/2025
3			

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: 03/02/2026 15:48

5/32 Berkeley Street, Hawthorn Vic 3122

Mackenzie Field
9810 5000
0487 336 490
MackenzieField@jelliscraig.com.au



3 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median Unit Price
Year ending December 2025: $590,000

Comparable Properties



32/17-25 Yarra St HAWTHORN 3122 (REI)

3 2 2

Price: $960,000
Method: Private Sale
Date: 22/10/2025
Property Type: Apartment

Agent Comments



1/3 Wellesley Rd HAWTHORN 3122 (REI/VG)

3 1 2

Price: $1,035,000
Method: Expression of Interest
Date: 06/10/2025
Property Type: Apartment

Agent Comments

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.

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