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	350 Barkers Road, Hawthorn Vic 3122

Indicative selling price

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

Single price $2,075,000

Median sale price

Median price $3,222,500 Property Type House Suburb Hawthorn

Period - From 01/10/2025 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	1c Linda Cr HAWTHORN 3122	$2,140,000	23/01/2026
2	290 Riversdale Rd HAWTHORN EAST 3123	$2,242,000	25/10/2025
3	35 The Boulevard HAWTHORN 3122	$2,110,000	18/10/2025

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: 27/03/2026 09:07

350 Barkers Road, Hawthorn Vic 3122

Nick Ptak
03 8862 4913
0413 370 442
nick.ptak@marshallwhite.com.au



4 2 2

Property Type: House (Res)
Land Size: 555 sqm approx

Agent Comments

Indicative Selling Price
$2,075,000
Median House Price
December quarter 2025: $3,222,500

Comparable Properties



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



290 Riversdale Rd HAWTHORN EAST 3123 (REI/VG)

3 2 2

Price: $2,242,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 488 sqm approx

Agent Comments



35 The Boulevard HAWTHORN 3122 (REI/VG)

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

Account - Marshall White | P: 03 9822 9999

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