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	9 Osborne Court, Hawthorn Vic 3122

Indicative selling price

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

Range between $5,500,000 & $6,000,000

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	37 Denham St HAWTHORN 3122	$5,800,000	06/12/2025
2			
3			

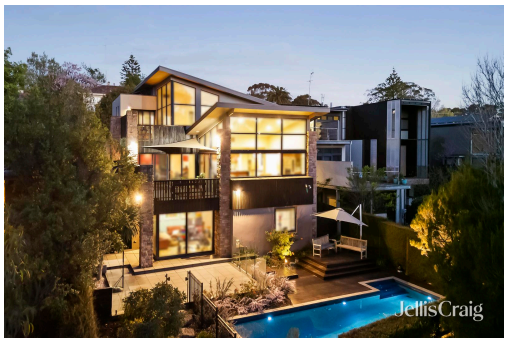
OR

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: 13/02/2026 14:11

9 Osborne Court, Hawthorn Vic 3122

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5 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$5,500,000 - $6,000,000
Median House Price
December quarter 2025: $3,222,500

Comparable Properties



37 Denham St HAWTHORN 3122 (REI)

6 **3** **2**

Price: $5,800,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 832 sqm approx

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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