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	114/33 Wattle Road, Hawthorn Vic 3122

Indicative selling price

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

Single price $1,350,000

Median sale price

Median price $1,370,000 Property Type Townhouse Suburb Hawthorn

Period - From 13/02/2025 to 12/02/2026 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	7/30 Lansell Rd TOORAK 3142	$1,350,000	24/11/2025
2	18/30 Lansell Rd TOORAK 3142	$1,340,000	02/10/2025
3	58/69 Palmer St RICHMOND 3121	$1,300,000	20/08/2025

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: 13/02/2026 14:53

114/33 Wattle Road, Hawthorn Vic 3122

Tori McGregor
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2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,350,000
Median Townhouse Price
13/02/2025 - 12/02/2026: $1,370,000

Comparable Properties



7/30 Lansell Rd TOORAK 3142 (REI/VG)

2 2 2

Price: $1,350,000
Method: Sold Before Auction
Date: 24/11/2025
Property Type: Apartment

Agent Comments



18/30 Lansell Rd TOORAK 3142 (REI/VG)

2 2 2

Price: $1,340,000
Method: Private Sale
Date: 02/10/2025
Property Type: Apartment
Land Size: 3303 sqm approx

Agent Comments



58/69 Palmer St RICHMOND 3121 (REI/VG)

2 2 2

Price: $1,300,000
Method: Private Sale
Date: 20/08/2025
Property Type: Apartment

Agent Comments

Account - Marshall White | P: 03 9822 9999

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