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	44 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $2,900,000 & $3,100,000

Median sale price

Median price $3,017,500 Property Type House Suburb Hawthorn

Period - From 17/02/2025 to 16/02/2026 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	72 Denham St HAWTHORN 3122	$3,100,000	22/11/2025
2	181 Cotham Rd KEW 3101	$3,085,000	22/11/2025
3	8 Elgin St HAWTHORN 3122	$3,050,000	10/11/2025

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: 17/02/2026 15:37

44 Power Street, Hawthorn Vic 3122



4 3 2

Property Type: House
Land Size: 511.689 sqm approx

Agent Comments

Indicative Selling Price
$2,900,000 - $3,100,000
Median House Price
17/02/2025 - 16/02/2026: $3,017,500

Comparable Properties



72 Denham St HAWTHORN 3122 (REI)

4 2 2

Price: $3,100,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)

Agent Comments



181 Cotham Rd KEW 3101 (REI)

4 2 2

Price: $3,085,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 687 sqm approx

Agent Comments



8 Elgin St HAWTHORN 3122 (REI/VG)

4 2 2

Price: $3,050,000
Method: Private Sale
Date: 10/11/2025
Property Type: House (Res)
Land Size: 566 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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