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	1 Charles Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,877,500 Property Type House Suburb Hawthorn

Period - From 25/03/2025 to 24/03/2026 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	34 Elgin St HAWTHORN 3122	$2,350,000	25/03/2026
2	25 Roseberry St HAWTHORN EAST 3123	$2,200,000	22/12/2025
3	56 Mary St KEW 3101	$2,270,000	27/11/2025

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: 25/03/2026 16:47

1 Charles Street, Hawthorn Vic 3122



Property Type:
Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
25/03/2025 - 24/03/2026: $2,877,500

Comparable Properties



34 Elgin St HAWTHORN 3122 (REI)
3 2 2

Price: $2,350,000
Method: Private Sale
Date: 25/03/2026
Property Type: House
Land Size: 534 sqm approx

Agent Comments



25 Roseberry St HAWTHORN EAST 3123 (REI/VG)
4 2 1

Price: $2,200,000
Method: Private Sale
Date: 22/12/2025
Property Type: House
Land Size: 245 sqm approx

Agent Comments



56 Mary St KEW 3101 (REI/VG)
4 2 1

Price: $2,270,000
Method: Private Sale
Date: 27/11/2025
Property Type: House (Res)
Land Size: 435 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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