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	18a Haines Street, Hawthorn Vic 3122

Indicative selling price

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

Single price $1,300,000

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	9 Sercombe Gr HAWTHORN 3122	$1,350,000	16/03/2026
2	62 Derby St KEW 3101	$1,285,000	20/02/2026
3	29 Allen St HAWTHORN 3122	$1,366,000	15/11/2025

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: 23/03/2026 10:03

18a Haines Street, Hawthorn Vic 3122

JellisCraig

Sebastian Scanlon
03 9810 5000
0437 473 755
SebastianScanlon@jelliscraig.com.au



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,300,000
Median House Price
December quarter 2025: $3,222,500

Comparable Properties



9 Sercombe Gr HAWTHORN 3122 (REI)

2 1 -

Price: $1,350,000
Method: Private Sale
Date: 16/03/2026
Property Type: House (Res)

Agent Comments



62 Derby St KEW 3101 (REI)

2 1 -

Price: $1,285,000
Method: Private Sale
Date: 20/02/2026
Property Type: House

Agent Comments



29 Allen St HAWTHORN 3122 (REI/VG)

2 1 -

Price: $1,366,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 213 sqm approx

Agent Comments

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