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	5 Bell Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $1,960,000 & $2,150,000

Median sale price

Median price $2,850,000 Property Type House Suburb Hawthorn

Period - From 01/04/2025 to 31/03/2026 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	7 Gillman St HAWTHORN EAST 3123	$1,980,000	23/02/2026
2	60 Disraeli St KEW 3101	$2,060,000	21/02/2026
3	15 May St KEW 3101	$2,030,000	25/11/2025

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: 01/05/2026 16:23

5 Bell Street, Hawthorn Vic 3122

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3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,960,000 - $2,150,000
Median House Price
Year ending March 2026: $2,850,000

Comparable Properties



7 Gillman St HAWTHORN EAST 3123 (REI)

3 2 1

Price: $1,980,000
Method: Private Sale
Date: 23/02/2026
Property Type: House

Agent Comments



60 Disraeli St KEW 3101 (REI)

3 2 2

Price: $2,060,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)

Agent Comments



15 May St KEW 3101 (REI/VG)

3 2 1

Price: $2,030,000
Method: Private Sale
Date: 25/11/2025
Property Type: House (Res)
Land Size: 218 sqm approx

Agent Comments

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