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	9/27 Morang Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $575,000 & $625,000

Median sale price

Median price $581,500 Property Type Unit Suburb Hawthorn

Period - From 20/04/2025 to 19/04/2026 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	14/36-38 Elphin Gr HAWTHORN 3122	$615,000	31/03/2026
2	5/40 Liddiard St HAWTHORN 3122	$600,000	21/03/2026
3	2/35 Hill St HAWTHORN 3122	$575,500	20/03/2026

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: 20/04/2026 14:30

9/27 Morang Road, Hawthorn Vic 3122

Patrick Dennis
03 9831 2815
0409 321 159
patrickdennis@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$575,000 - $625,000
Median Unit Price
20/04/2025 - 19/04/2026: $581,500

Comparable Properties



14/36-38 Elphin Gr HAWTHORN 3122 (REI)

2 1 1

Price: $615,000
Method: Auction Sale
Date: 31/03/2026
Property Type: Apartment

Agent Comments



5/40 Liddiard St HAWTHORN 3122 (REI)

2 1 1

Price: $600,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Apartment

Agent Comments



2/35 Hill St HAWTHORN 3122 (REI)

2 1 1

Price: $575,500
Method: Sold Before Auction
Date: 20/03/2026
Property Type: Apartment

Agent Comments

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