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 St James Tce, Hawthorn Vic 3122

Indicative selling price

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

Range between $1,870,000 & $1,950,000

Median sale price

Median price $600,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2026 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	1/6 Stanley St KEW 3101	$1,967,000	28/02/2026
2	4/92 Church St HAWTHORN 3122	$1,885,000	29/01/2026
3	24a Wellington St KEW 3101	$1,900,000	10/12/2025

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: 06/05/2026 11:48

1 St James Tce, Hawthorn Vic 3122

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$1,870,000 - $1,950,000
Median Unit Price
March quarter 2026: $600,000

Comparable Properties



1/6 Stanley St KEW 3101 (REI)

3 2 2

Price: $1,967,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 357 sqm approx

Agent Comments



4/92 Church St HAWTHORN 3122 (REI/VG)

3 2 2

Price: $1,885,000
Method: Private Sale
Date: 29/01/2026
Property Type: Townhouse (Res)

Agent Comments



24a Wellington St KEW 3101 (REI/VG)

3 3 2

Price: $1,900,000
Method: Private Sale
Date: 10/12/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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