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	7/28 Elm Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $420,000 & $450,000

Median sale price

Median price $616,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2026 to 30/06/2026 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	11/14 Grove Rd HAWTHORN 3122	$416,000	24/06/2026
2	12/32 Power St HAWTHORN 3122	$426,000	27/05/2026
3	13/41 Riversdale Rd HAWTHORN 3122	$466,650	23/05/2026

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: 13/08/2026 17:31

7/28 Elm Street, Hawthorn Vic 3122

JellisCraig

Khom Falla
0497 282 260



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000 - $450,000
Median Unit Price
June quarter 2026: $616,000

Comparable Properties



11/14 Grove Rd HAWTHORN 3122 (REI/VG)

1 1 1

Price: $416,000
Method: Private Sale
Date: 24/06/2026
Property Type: Apartment

Agent Comments



12/32 Power St HAWTHORN 3122 (REI/VG)

1 1 1

Price: $426,000
Method: Private Sale
Date: 27/05/2026
Property Type: Apartment

Agent Comments



13/41 Riversdale Rd HAWTHORN 3122 (REI/VG)

1 1 1

Price: $466,650
Method: Private Sale
Date: 23/05/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE | propertydata.com.au

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