

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

1/22 Connell Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$540,000 & \$580,000

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	1/63 Berkeley St HAWTHORN 3122	\$570,000	28/03/2026
2	5/30 Barton St HAWTHORN 3122	\$550,000	22/01/2026
3	3/168 Power St HAWTHORN 3122	\$580,000	03/03/2026

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:

22/04/2026 14:11



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

1/63 Berkeley St HAWTHORN 3122 (REI)

Agent Comments



Price: \$570,000

Method:

Date: 28/03/2026

Property Type: Unit



5/30 Barton St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 22/01/2026

Property Type: Apartment



3/168 Power St HAWTHORN 3122 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 03/03/2026

Property Type: Apartment