

# 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

4/8 Wallen Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### 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	401/3 Kennedy Av RICHMOND 3121	\$935,000	05/04/2026
2	41/8 Wallen Rd HAWTHORN 3122	\$950,000	31/03/2026
3	13/64-66 Riversdale Rd HAWTHORN 3122	\$900,000	25/02/2026

**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:

28/04/2026 12:29



**Property Type:** Apartment

Agent Comments

Lift Access

## Comparable Properties



**401/3 Kennedy Av RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$935,000

**Method:** Private Sale

**Date:** 05/04/2026

**Property Type:** Apartment



**41/8 Wallen Rd HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 31/03/2026

**Property Type:** Apartment



**13/64-66 Riversdale Rd HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$900,000

**Method:** Private Sale

**Date:** 25/02/2026

**Property Type:** Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511