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	36 Kinkora Road, Hawthorn Vic 3122

Indicative selling price

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

Single price $2,700,000

Median sale price

Median price $2,850,000 Property Type House Suburb Hawthorn

Period - From 01/04/2025 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 Caroline St HAWTHORN EAST 3123	$2,730,000	27/05/2026
2	50 Denham St HAWTHORN 3122	$2,730,000	21/03/2026
3	35 Elm St HAWTHORN 3122	$2,645,000	28/02/2026

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: 16/06/2026 14:34

36 Kinkora Road, Hawthorn Vic 3122

JellisCraig

Sam Wilkinson
0400 169 148
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3 2 2

Property Type: House (Res)
Land Size: 458 sqm approx

Agent Comments

Indicative Selling Price
$2,700,000
Median House Price
Year ending March 2026: $2,850,000

Comparable Properties



1 Caroline St HAWTHORN EAST 3123 (REI)

4 2 2

Price: $2,730,000
Method: Sold Before Auction
Date: 27/05/2026
Property Type: House (Res)
Land Size: 421 sqm approx

Agent Comments



50 Denham St HAWTHORN 3122 (REI/VG)

4 2 1

Price: $2,730,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 412 sqm approx

Agent Comments



35 Elm St HAWTHORN 3122 (REI/VG)

4 2 1

Price: $2,645,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 448 sqm approx

Agent Comments

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