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	4/9A FORDHOLM ROAD HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$660,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Hawthorn
Period-from	01 May 2025	to	30 Apr 2026	Source	Cotality

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 6 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
5/32 MANNINGTREE ROAD HAWTHORN VIC 3122	$680,000	02-May-26
9/27 MORANG ROAD HAWTHORN VIC 3122	$687,000	09-May-26
8/199 AUBURN ROAD HAWTHORN VIC 3122	$679,000	31-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 26 May 2026

THE AGENCY
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5/32 MANNINGTREE ROAD HAWTHORN VIC 3122

2 1 1

Sold Price RS **$680,000** Sold Date **02-May-26**

Distance **0.8km**



9/27 MORANG ROAD HAWTHORN VIC 3122

2 1 1

Sold Price RS **$687,000** Sold Date **09-May-26**

Distance **1.04km**



8/199 AUBURN ROAD HAWTHORN VIC 3122

2 1 1

Sold Price **$679,000** Sold Date **31-Mar-26**

Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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