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	9 Barton Street, Hawthorn Vic 3122

Indicative selling price

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

Single price	$2,475,000

Median sale price

Median price	$2,645,000	Property Type	House	Suburb	Hawthorn
Period - From	17/08/2025	to	16/08/2026	Source	Property Data

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 Johnson St HAWTHORN 3122	$2,488,888	24/06/2026
2	5 Morang Rd HAWTHORN 3122	$2,360,000	13/04/2026
3	26 Smart St HAWTHORN 3122	$2,440,000	14/03/2026

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: 17/08/2026 13:16

9 Barton Street, Hawthorn Vic 3122

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3 2

Property Type: House (Res)
Land Size: 550 sqm approx

Agent Comments

Indicative Selling Price
$2,475,000
Median House Price
17/08/2025 - 16/08/2026: $2,645,000

Comparable Properties



1 Johnson St HAWTHORN 3122 (VG)

4 - -

Price: $2,488,888
Method: Sale
Date: 24/06/2026
Property Type: House (Res)
Land Size: 350 sqm approx

Agent Comments



5 Morang Rd HAWTHORN 3122 (REI)

4 2 1

Price: $2,360,000
Method: Private Sale
Date: 13/04/2026
Property Type: House
Land Size: 480 sqm approx

Agent Comments



26 Smart St HAWTHORN 3122 (REI/VG)

3 2 -

Price: $2,440,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 339 sqm approx

Agent Comments

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