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	2/31 Bell Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $540,000 & $570,000

Median sale price

Median price $616,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2026 to 30/06/2026 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	4/27 Grove Rd HAWTHORN 3122	$533,000	14/04/2026
2	7/2 Brook St HAWTHORN 3122	$545,000	21/03/2026
3	5/26 Selbourne St HAWTHORN 3122	$600,000	07/03/2026

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: 13/07/2026 15:38

JellisCraig



1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$540,000 - $570,000
Median Unit Price
June quarter 2026: $616,000

Comparable Properties



4/27 Grove Rd HAWTHORN 3122 (REI/VG)

1 1 1

Price: $533,000
Method: Private Sale
Date: 14/04/2026
Property Type: Apartment

Agent Comments



7/2 Brook St HAWTHORN 3122 (REI/VG)

1 1 1

Price: $545,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Apartment

Agent Comments



5/26 Selbourne St HAWTHORN 3122 (VG)

1 - -

Price: $600,000
Method: Sale
Date: 07/03/2026
Property Type: Strata Unit/Flat

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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