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	2/12 Evansdale Road, Hawthorn Vic 3122

Indicative selling price

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

Single price $645,000

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	2/2 Calvin St HAWTHORN 3122	$625,500	25/07/2026
2	9/21 Elm St HAWTHORN 3122	$620,000	28/04/2026
3	1/33 Grove Rd HAWTHORN 3122	$640,000	23/04/2026

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: 25/08/2026 17:40

2/12 Evansdale Road, Hawthorn Vic 3122

JellisCraig

Chris Hingston
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0419 104 625
chrishingston@jelliscraig.com.au



2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$645,000
Median Unit Price
June quarter 2026: $616,000

Comparable Properties

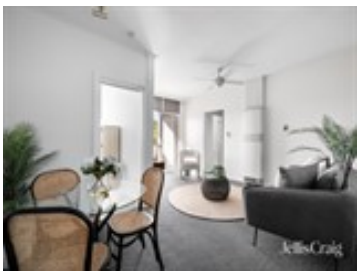


2/2 Calvin St HAWTHORN 3122 (REI)

2 1 1

Price: $625,500
Method: Auction Sale
Date: 25/07/2026
Rooms: 3
Property Type: Apartment

Agent Comments



9/21 Elm St HAWTHORN 3122 (REI/VG)

2 1 1

Price: $620,000
Method: Private Sale
Date: 28/04/2026
Property Type: Apartment

Agent Comments



1/33 Grove Rd HAWTHORN 3122 (REI/VG)

2 1 1

Price: $640,000
Method: Private Sale
Date: 23/04/2026
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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