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	unit 3 70a Wattle Road, Hawthorn Vic 3122

Indicative selling price

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

Single price $610,000

Median sale price

Median price $600,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2025 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	11/32 Power St HAWTHORN 3122	$615,000	29/05/2026
2	6/47 Evansdale Rd HAWTHORN 3122	$609,500	14/05/2026
3	2/103 Barkers Rd KEW 3101	$600,000	14/05/2026

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: 28/07/2026 14:58

unit 3 70a Wattle Road, Hawthorn Vic 3122

JellisCraig

Liam Currie
0477 308 966
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Property Type:
Agent Comments

Indicative Selling Price
$610,000
Median Unit Price
Year ending June 2026: $600,000

Comparable Properties



11/32 Power St HAWTHORN 3122 (REI/VG)

2 | 1 | 1

Price: $615,000
Method: Private Sale
Date: 29/05/2026
Property Type: Unit

Agent Comments



6/47 Evansdale Rd HAWTHORN 3122 (REI/VG)

2 | 1 | 1

Price: $609,500
Method: Sold Before Auction
Date: 14/05/2026
Property Type: Unit

Agent Comments



2/103 Barkers Rd KEW 3101 (REI)

2 | 1 | 2

Price: $600,000
Method: Private Sale
Date: 14/05/2026
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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