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	40 Bowler Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,555,000 Property Type House Suburb Hawthorn East

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	3 Malmsbury St HAWTHORN 3122	$2,019,000	08/08/2026
2	34 Station St HAWTHORN EAST 3123	$2,450,000	30/05/2026
3	15 Leslie St HAWTHORN 3122	$2,280,000	28/02/2026

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 14:59

40 Bowler Street, Hawthorn East Vic 3123

Nick Ptak
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0413 370 442
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4 2

Property Type: House
Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending June 2026: $2,555,000

Comparable Properties



3 Malmsbury St HAWTHORN 3122 (REI)

3 2 2

Price: $2,019,000
Method: Auction Sale
Date: 08/08/2026
Property Type: House (Res)

Agent Comments



34 Station St HAWTHORN EAST 3123 (REI)

4 2 1

Price: $2,450,000
Method: Private Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 488 sqm approx

Agent Comments



15 Leslie St HAWTHORN 3122 (REI/VG)

4 2 -

Price: $2,280,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 354 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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