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	4/32 Berkeley Street, Hawthorn Vic 3122

Indicative selling price

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

Single price $770,000

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	4/11 Lennox St HAWTHORN 3122	$768,000	22/08/2026
2	15/2 Henrietta St HAWTHORN 3122	$755,000	28/05/2026
3	3/32 Manningtree Rd HAWTHORN 3122	$780,000	03/05/2026

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: 09/09/2026 10:16

4/32 Berkeley Street, Hawthorn Vic 3122

JellisCraig

Khom Falla
9810 5000
0497 282 260
khomfalla@jelliscraig.com.au



2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$770,000
Median Unit Price
June quarter 2026: $616,000

Comparable Properties



4/11 Lennox St HAWTHORN 3122 (REI)

2 1 1

Price: $768,000
Method: Auction Sale
Date: 22/08/2026
Property Type: Apartment

Agent Comments



15/2 Henrietta St HAWTHORN 3122 (REI/VG)

2 1 1

Price: $755,000
Method: Private Sale
Date: 28/05/2026
Property Type: Apartment

Agent Comments



3/32 Manningtree Rd HAWTHORN 3122 (VG)

2 - -

Price: $780,000
Method: Sale
Date: 03/05/2026
Property Type: Strata Unit/Flat

Agent Comments

REIV THE DIFFERENCE

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