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	67 Melville Street, Hawthorn Vic 3122

Indicative selling price

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

Single price: $2,250,000

Median sale price

Median price: $2,805,000 Property Type: House Suburb: Hawthorn

Period - From: 23/09/2023 to: 22/09/2024 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	70 Malin St KEW 3101	$2,235,000	02/05/2024
2			
3			

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: 23/09/2024 08:26

67 Melville Street, Hawthorn Vic 3122

Rebecca Scanlon
03 8539 9020
0431 011 811
rebeccascanlon@jelliscraig.com.au



3 2 1

Rooms: 4
Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,250,000
Median House Price
23/09/2023 - 22/09/2024: $2,805,000

Comparable Properties



70 Malin St KEW 3101 (REI/VG)

4 1 1

Price: $2,235,000
Method: Auction Sale
Date: 02/05/2024
Property Type: House (Res)
Land Size: 350 sqm approx

Agent Comments

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.

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