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	92 Elgin Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $1,450,000 & $1,595,000

Median sale price

Median price $2,900,000 Property Type House Suburb Hawthorn

Period - From 20/11/2023 to 19/11/2024 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	5 Sercombe Gr HAWTHORN 3122	$1,550,000	14/06/2024
2	45 Haines St HAWTHORN 3122	$1,450,000	23/05/2024
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: 20/11/2024 15:44

92 Elgin Street, Hawthorn Vic 3122



3 1 0

Property Type: House (Res)
Land Size: 133 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,595,000
Median House Price
20/11/2023 - 19/11/2024: $2,900,000

Comparable Properties



5 Sercombe Gr HAWTHORN 3122 (REI/VG)

3 1 -

Price: $1,550,000
Method: Sold Before Auction
Date: 14/06/2024
Property Type: House (Res)
Land Size: 204 sqm approx

Agent Comments



45 Haines St HAWTHORN 3122 (REI/VG)

3 1 -

Price: $1,450,000
Method: Private Sale
Date: 23/05/2024
Property Type: House
Land Size: 191 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.

Account - Marshall White | P: 03 9822 9999

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