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	64 Kinkora Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $6,000,000 & $6,600,000

Median sale price

Median price $2,850,000 Property Type House Suburb Hawthorn

Period - From 22/04/2024 to 21/04/2025 Source Property Data

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	23 Berkeley St HAWTHORN 3122	$6,316,800	18/03/2025
2	44 Wattle Rd HAWTHORN 3122	$6,450,000	23/12/2024
3	6 Hawthorn Gr HAWTHORN 3122	$6,420,000	26/10/2024

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: 22/04/2025 10:15

64 Kinkora Road, Hawthorn Vic 3122



5 3 2

Property Type: House (Res)
Land Size: 920 sqm approx

Agent Comments

Indicative Selling Price
$6,000,000 - $6,600,000
Median House Price
22/04/2024 - 21/04/2025: $2,850,000

Comparable Properties



23 Berkeley St HAWTHORN 3122 (REI)

4 3 4

Price: $6,316,800
Method: Private Sale
Date: 18/03/2025
Property Type: House

Agent Comments



44 Wattle Rd HAWTHORN 3122 (REI)

5 3 3

Price: $6,450,000
Method: Private Sale
Date: 23/12/2024
Property Type: House
Land Size: 1226 sqm approx

Agent Comments



6 Hawthorn Gr HAWTHORN 3122 (REI/VG)

4 3 3

Price: $6,420,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House
Land Size: 777 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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