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	5/53 Denham Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $450,000 & $480,000

Median sale price

Median price $577,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2024 to 31/12/2024 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	8/8 Brook St HAWTHORN 3122	$455,000	14/12/2024
2	7/2 Yarra St HAWTHORN 3122	$486,499	15/11/2024
3	14/28 Burwood Rd HAWTHORN 3122	$490,000	21/10/2024

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: 28/01/2025 15:52

5/53 Denham Street, Hawthorn Vic 3122

shelter. Real Estate
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1 1 1

Rooms: 3
Property Type: Apartment

Indicative Selling Price
$450,000 - $480,000
Median Unit Price
December quarter 2024: $577,500

Agent Comments

Elevated in a prized position to truly immerse in the magnificent views over St James Park, this gloriously sun-lit residence within a refurbished boutique and secure building of just eight provides the ultimate first home or lock up and leave investment.

Comparable Properties



8/8 Brook St HAWTHORN 3122 (REI)

1 1 1

Price: $455,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Apartment

Agent Comments



7/2 Yarra St HAWTHORN 3122 (VG)

1 - -

Price: $486,499
Method: Sale
Date: 15/11/2024
Property Type: Strata Unit/Flat

Agent Comments



14/28 Burwood Rd HAWTHORN 3122 (REI/VG)

1 1 1

Price: $490,000
Method: Sold Before Auction
Date: 21/10/2024
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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