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<br>Including suburb and postcode | 4/10-12 William Street, Hawthorn Vic 3122 |

## Indicative selling price

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

Range between $825,000 & $895,000

## Median sale price

Median price $1,381,000 Property Type Townhouse Suburb Hawthorn

Period - From 24/04/2024 to 23/04/2025 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 | 4/56 Rathmines Rd HAWTHORN EAST 3123 | $862,500 | 05/04/2025 |
| 2 | 198b Riversdale Rd HAWTHORN 3122 | $910,000 | 27/11/2024 |
| 3 | 4/765 Burwood Rd HAWTHORN EAST 3123 | $905,000 | 16/11/2024 |

**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: 24/04/2025 15:25

# 4/10-12 William Street, Hawthorn Vic 3122

Chris Daly
03 9810 5000
0432 056 911
ChrisDaly@jelliscraig.com.au



2 1 1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**
$825,000 - $895,000
**Median Townhouse Price**
24/04/2024 - 23/04/2025: $1,381,000

## Comparable Properties



**4/56 Rathmines Rd HAWTHORN EAST 3123 (REI)**

2 1 1

**Price:** $862,500
**Method:** Auction Sale
**Date:** 05/04/2025
**Property Type:** Townhouse (Res)

Agent Comments



**198b Riversdale Rd HAWTHORN 3122 (REI/VG)**

2 2 1

**Price:** $910,000
**Method:** Sold Before Auction
**Date:** 27/11/2024
**Property Type:** Townhouse (Res)
**Land Size:** 6293 sqm approx

Agent Comments



**4/765 Burwood Rd HAWTHORN EAST 3123 (REI/VG)**

2 2 2

**Price:** $905,000
**Method:** Auction Sale
**Date:** 16/11/2024
**Property Type:** Townhouse (Res)

Agent Comments



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