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	78 Elgin Street, Hawthorn Vic 3122

Indicative selling price

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

Single price $1,350,000

Median sale price

Median price $2,767,500 Property Type House Suburb Hawthorn

Period - From 03/03/2024 to 02/03/2025 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	129 Wellington St KEW 3101	$1,300,000	14/12/2024
2	38 College St HAWTHORN 3122	$1,280,000	11/12/2024
3	54 Denham St HAWTHORN 3122	$1,318,000	07/12/2024

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: 03/03/2025 08:07

78 Elgin Street, Hawthorn Vic 3122



3 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,350,000
Median House Price
03/03/2024 - 02/03/2025: $2,767,500

Comparable Properties



129 Wellington St KEW 3101 (REI/VG)

3 1 -

Price: $1,300,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 175 sqm approx

Agent Comments



38 College St HAWTHORN 3122 (REI/VG)

2 1 -

Price: $1,280,000
Method: Private Sale
Date: 11/12/2024
Property Type: House
Land Size: 227 sqm approx

Agent Comments



54 Denham St HAWTHORN 3122 (REI/VG)

2 1 -

Price: $1,318,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 261 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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