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	42/8 Wallen Road, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Range between \$890,000	k	\$960,000
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Median sale price

Median price	\$1,472,000	Pro	perty Type To	wnhouse		Suburb	Hawthorn
Period - From	19/03/2024	to	18/03/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	605/120 Palmer St RICHMOND 3121	\$915,000	03/12/2024
2	403/6 Lisson Gr HAWTHORN 3122	\$950,000	06/11/2024
3	72/8 Wallen Rd HAWTHORN 3122	\$1,020,000	02/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/03/2025 09:38





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Indicative Selling Price \$890,000 - \$960,000 **Median Townhouse Price** 19/03/2024 - 18/03/2025: \$1,472,000



Property Type: Apartment

Agent Comments

Comparable Properties



605/120 Palmer St RICHMOND 3121 (REI/VG)

Price: \$915,000

Method: Sold Before Auction

Date: 03/12/2024

Property Type: Apartment

Property Type: Apartment

Agent Comments



403/6 Lisson Gr HAWTHORN 3122 (REI/VG)

2

Price: \$950,000 Method: Private Sale Date: 06/11/2024



Agent Comments

72/8 Wallen Rd HAWTHORN 3122 (VG)

Price: \$1,020,000 Method: Sale Date: 02/10/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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