

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

42/8 Wallen Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$890,000 & \$960,000

Median sale price

Median price \$1,472,000 Property Type Townhouse Suburb Hawthorn

Period - From 19/03/2024 to 18/03/2025 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	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 comparable properties 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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Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments

2 2 2

Price: \$915,000

Method: Sold Before Auction

Date: 03/12/2024

Property Type: Apartment



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

Agent Comments

2 2 1

Price: \$950,000

Method: Private Sale

Date: 06/11/2024

Property Type: Apartment

72/8 Wallen Rd HAWTHORN 3122 (VG)

Agent Comments

1 - -

Price: \$1,020,000

Method: Sale

Date: 02/10/2024

Property Type: Flat/Unit/Apartment (Res)