

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

3 Elm Street, Hawthorn Vic 3122

Indicative selling price

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

Single price \$2,500,000

Median sale price

Median price \$2,825,000

Property Type House

Suburb Hawthorn

Period - From 31/03/2024

to 30/03/2025

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	11 College St HAWTHORN 3122	\$2,430,000	26/03/2025
2	5 Wattle Gr HAWTHORN 3122	\$2,450,000	13/03/2025
3	2 Findon St HAWTHORN 3122	\$2,410,000	31/10/2024

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:

31/03/2025 11:35

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3 2 0

Rooms: 4
Property Type: House
Agent Comments

Indicative Selling Price
\$2,500,000
Median House Price
31/03/2024 - 30/03/2025: \$2,825,000

Comparable Properties



11 College St HAWTHORN 3122 (REI)

[Agent Comments](#)

3 2 -

Price: \$2,430,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: House (Res)



5 Wattle Gr HAWTHORN 3122 (REI)

[Agent Comments](#)

3 2 -

Price: \$2,450,000
Method: Sold Before Auction
Date: 13/03/2025
Property Type: House (Res)
Land Size: 309 sqm approx



2 Findon St HAWTHORN 3122 (REI/VG)

[Agent Comments](#)

3 3 2

Price: \$2,410,000
Method: Private Sale
Date: 31/10/2024
Property Type: House
Land Size: 263 sqm approx

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