

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

6 Little Church Street, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$2,767,500

Property Type

House

Suburb

Hawthorn

Period - From

01/01/2024

to

31/12/2024

Source

REIV

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	22 Power St HAWTHORN 3122	\$1,820,000	14/12/2024
2	24 North St RICHMOND 3121	\$1,750,000	07/12/2024
3	1/8 Simpson Pl HAWTHORN 3122	\$1,905,000	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:

19/03/2025 09:28

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Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price

Year ending December 2024: \$2,767,500



Property Type: House

Agent Comments

Comparable Properties



22 Power St HAWTHORN 3122 (REI/VG)



Price: \$1,820,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)

Land Size: 470 sqm approx

Agent Comments



24 North St RICHMOND 3121 (REI/VG)



Price: \$1,750,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 166 sqm approx

Agent Comments



1/8 Simpson Pl HAWTHORN 3122 (REI/VG)



Price: \$1,905,000

Method: Auction Sale

Date: 16/11/2024

Property Type: Townhouse (Res)

Agent Comments

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