

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 8/492 Barkers Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$2,375,000 Property Type House Suburb Hawthorn East

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	1/3 Clovelly Ct HAWTHORN 3122	\$800,000	25/11/2024
2	4/229 Whitehorse Rd BALWYN 3103	\$832,000	03/10/2024
3	17/78-84 Auburn Rd HAWTHORN 3122	\$845,500	08/09/2024

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: 24/02/2025 12:48



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Property Type: Townhouse

Land Size: 58 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

Year ending December 2024: \$2,375,000

Comparable Properties



1/3 Clovelly Ct HAWTHORN 3122 (VG)

Agent Comments

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Price: \$800,000

Method: Sale

Date: 25/11/2024

Property Type: Strata Unit/Flat



4/229 Whitehorse Rd BALWYN 3103 (REI/VG)

Agent Comments

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Price: \$832,000

Method: Private Sale

Date: 03/10/2024

Property Type: Apartment



17/78-84 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

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Price: \$845,500

Method: Private Sale

Date: 08/09/2024

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9428 3333