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	19 Oak Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $7,000,000 & $7,700,000

Median sale price

Median price $2,792,500 Property Type House Suburb Hawthorn

Period - From 27/02/2024 to 26/02/2025 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	200 Barkers Rd HAWTHORN 3122	$8,150,000	15/11/2024
2	896 Glenferrie Rd KEW 3101	$7,128,000	23/10/2024
3	14 Stawell St KEW 3101	$6,500,000	01/10/2024

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: 27/02/2025 15:54