

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

1/5 Fordholm Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$2,625,000

Property Type House

Suburb Hawthorn

Period - From 01/10/2024

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	42 Invermay Gr HAWTHORN EAST 3123	\$1,955,000	22/12/2024
2			
3			

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:

11/02/2025 12:15

1/5 Fordholm Road, Hawthorn Vic 3122



Campbell Ward
03 9810 5070
0402 124 939

campbellward@jellisrcraig.com.au

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

December quarter 2024: \$2,625,000



3 2 2

Property Type: Townhouse

Comparable Properties



42 Invermay Gr HAWTHORN EAST 3123 (REI)

Agent Comments

3 2 2

Price: \$1,955,000

Method: Private Sale

Date: 22/12/2024

Property Type: House

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.

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



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