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<br>Including suburb and postcode | 8 Hull Street, Hawthorn Vic 3122 |

## Indicative selling price

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

Range between $2,000,000 & $2,200,000

## Median sale price

Median price $2,440,000 Property Type House Suburb Hawthorn

Period - From 01/01/2025 to 31/03/2025 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 | 6 Ryeburne Av HAWTHORN EAST 3123 | $2,010,000 | 15/03/2025 |
| 2 | 48 Connell St HAWTHORN 3122 | $2,170,000 | 01/03/2025 |
| 3 | 172 Rathmines Rd HAWTHORN EAST 3123 | $2,011,000 | 15/02/2025 |

**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: 06/05/2025 09:51

# 8 Hull Street, Hawthorn Vic 3122



3 1 2

**Property Type:** House
**Land Size:** 350 sqm approx

Agent Comments

**Indicative Selling Price**
$2,000,000 - $2,200,000
**Median House Price**
March quarter 2025: $2,440,000

## Comparable Properties



**6 Ryeburne Av HAWTHORN EAST 3123 (REI)**

3 1 2

**Price:** $2,010,000
**Method:** Auction Sale
**Date:** 15/03/2025
**Property Type:** House (Res)
**Land Size:** 557 sqm approx

Agent Comments



**48 Connell St HAWTHORN 3122 (REI/VG)**

4 1 -

**Price:** $2,170,000
**Method:** Auction Sale
**Date:** 01/03/2025
**Property Type:** House (Res)
**Land Size:** 322 sqm approx

Agent Comments



**172 Rathmines Rd HAWTHORN EAST 3123 (REI/VG)**

4 1 2

**Price:** $2,011,000
**Method:** Auction Sale
**Date:** 15/02/2025
**Property Type:** House (Res)
**Land Size:** 519 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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