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	4 Grove Road, Hawthorn Vic 3122

Indicative selling price

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

Single price $2,980,000

Median sale price

Median price $2,800,000 Property Type House Suburb Hawthorn

Period - From 01/04/2024 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	65 Manningtree Rd HAWTHORN 3122	$2,750,000	12/12/2024
2	3 Edward St HAWTHORN 3122	$2,900,000	29/11/2024
3	6 Churchill Gr HAWTHORN 3122	$2,750,000	27/11/2024

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: 24/05/2025 17:39

4 Grove Road, Hawthorn Vic 3122

Steve Burke
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0448 331 653
steve.burke@belleproperty.com



4 2 4

Rooms: 6
Property Type: House (Res)
Land Size: 633 sqm approx

Agent Comments

Indicative Selling Price
$2,980,000
Median House Price
Year ending March 2025: $2,800,000

Comparable Properties



65 Manningtree Rd HAWTHORN 3122 (REI/VG)

4 2 3

Price: $2,750,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 609 sqm approx

Agent Comments



3 Edward St HAWTHORN 3122 (REI/VG)

4 4 2

Price: $2,900,000
Method: Sold Before Auction
Date: 29/11/2024
Property Type: House (Res)
Land Size: 342 sqm approx

Agent Comments



6 Churchill Gr HAWTHORN 3122 (REI)

5 3 -

Price: $2,750,000
Method: Private Sale
Date: 27/11/2024
Property Type: House

Agent Comments

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