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	21 Henry Street, Hawthorn Vic 3122

Indicative selling price

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

Single price $1,675,000

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	22 Melville St HAWTHORN 3122	$1,750,000	06/05/2025
2	27 Munro St HAWTHORN EAST 3123	$1,720,000	15/03/2025
3	817 Burwood Rd HAWTHORN EAST 3123	$1,666,000	22/02/2025

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: 30/05/2025 15:57

21 Henry Street, Hawthorn Vic 3122

Richard Winneke
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3 1 0

Property Type: House
Land Size: 183 sqm approx

Agent Comments

Indicative Selling Price
$1,675,000
Median House Price
Year ending March 2025: $2,800,000

Comparable Properties



22 Melville St HAWTHORN 3122 (REI)

2 1 1

Price: $1,750,000
Method: Private Sale
Date: 06/05/2025
Property Type: House (Res)
Land Size: 224 sqm approx

Agent Comments



27 Munro St HAWTHORN EAST 3123 (REI)

3 1 1

Price: $1,720,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)

Agent Comments



817 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

3 1 1

Price: $1,666,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments

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