

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

8 Elmie Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$4,200,000 & \$4,600,000

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	4 Tourello Av HAWTHORN EAST 3123	\$4,575,000	07/03/2025
2	4 Russell St CAMBERWELL 3124	\$4,650,000	01/03/2025
3	20 Kintore St CAMBERWELL 3124	\$4,400,000	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:

28/05/2025 15:45



4 4 2

Property Type: House

Land Size: 767 sqm approx

Agent Comments

Comparable Properties



4 Tourello Av HAWTHORN EAST 3123 (REI/VG)

Agent Comments

4 3 2

Price: \$4,575,000

Method: Private Sale

Date: 07/03/2025

Property Type: House

Land Size: 809 sqm approx



4 Russell St CAMBERWELL 3124 (REI/VG)

Agent Comments

5 3 2

Price: \$4,650,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 743 sqm approx



20 Kintore St CAMBERWELL 3124 (REI)

Agent Comments

5 3 3

Price: \$4,400,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 802 sqm approx