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	57 Berkeley Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $14,600,000 & $16,000,000

Median sale price

Median price $2,775,000 Property Type House Suburb Hawthorn

Period - From 09/05/2024 to 08/05/2025 Source Property Data

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	11 Kooyongkoot Rd HAWTHORN 3122	$14,625,000	07/03/2025
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: 09/05/2025 11:15

57 Berkeley Street, Hawthorn Vic 3122

Perry Zhou
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5 3 3

Rooms: 5

Property Type: House **Land Size:** 2626 sqm approx

Agent Comments

Indicative Selling Price
$14,600,000 - $16,000,000
Median House Price
09/05/2024 - 08/05/2025: $2,775,000

Comparable Properties



11 Kooyongkoot Rd HAWTHORN 3122 (REI/VG)

6 5 4

Price: $14,625,000
Method: Private Sale
Date: 07/03/2025
Property Type: House
Land Size: 1609 sqm approx

Agent Comments

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.

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