

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 Hull Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

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	18 Hunter St HAWTHORN 3122	\$1,910,000	24/05/2025
2	4 Munro St HAWTHORN EAST 3123	\$1,850,000	22/03/2025
3	12 Colvin Gr HAWTHORN 3122	\$1,835,000	31/05/2025

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:

18/06/2025 16:12



 2  1  0

Rooms: 5

Property Type: House (Res)

Land Size: 221 sqm approx

Agent Comments

Comparable Properties



18 Hunter St HAWTHORN 3122 (REI)

Agent Comments

 3  1  1

Price: \$1,910,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)



4 Munro St HAWTHORN EAST 3123 (REI)

Agent Comments

 3  2  2

Price: \$1,850,000

Method: Auction Sale

Date: 22/03/2025

Property Type: House

Land Size: 241 sqm approx



12 Colvin Gr HAWTHORN 3122 (REI)

Agent Comments

 3  2  1

Price: \$1,835,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House

Land Size: 245 sqm approx