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	11 Barton Street, Hawthorn Vic 3122

Indicative selling price

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

Single price $2,750,000

Median sale price

Median price $2,750,000 Property Type House Suburb Hawthorn

Period - From 01/07/2024 to 30/06/2025 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 College St HAWTHORN 3122	$2,620,000	13/09/2025
2	32 Oxley Rd HAWTHORN 3122	$2,850,000	29/08/2025
3	17 Barton St HAWTHORN 3122	$2,725,000	19/05/2025

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: 22/09/2025 12:14

11 Barton Street, Hawthorn Vic 3122

JellisCraig

Lloyd Lawton
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Indicative Selling Price
$2,750,000
Median House Price
Year ending June 2025: $2,750,000



4 2

Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments

Comparable Properties



22 College St HAWTHORN 3122 (REI)

3 2 1

Price: $2,620,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)

Agent Comments



32 Oxley Rd HAWTHORN 3122 (REI)

4 2 3

Price: $2,850,000
Method: Sold Before Auction
Date: 29/08/2025
Property Type: House
Land Size: 710 sqm approx

Agent Comments



17 Barton St HAWTHORN 3122 (REI/VG)

3 1 4

Price: $2,725,000
Method: Private Sale
Date: 19/05/2025
Property Type: House
Land Size: 763 sqm approx

Agent Comments

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