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	4 Lawes Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,867,500 Property Type House Suburb Hawthorn

Period - From 06/10/2024 to 05/10/2025 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	21 Hull St HAWTHORN 3122	$1,960,000	24/09/2025
2	87 Haines St HAWTHORN 3122	$1,950,000	16/08/2025
3	11 Benson St RICHMOND 3121	$2,100,000	08/08/2025

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: 06/10/2025 10:52

4 Lawes Street, Hawthorn Vic 3122

Davide Letteri
03 8564 2515
0414 018 707
davide.letteri@marshallwhite.com.au



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
06/10/2024 - 05/10/2025: $2,867,500

Comparable Properties



21 Hull St HAWTHORN 3122 (REI)

3 2 -

Price: $1,960,000
Method: Sold Before Auction
Date: 24/09/2025
Property Type: House (Res)

Agent Comments



87 Haines St HAWTHORN 3122 (REI/VG)

3 2 1

Price: $1,950,000
Method: Sold Before Auction
Date: 16/08/2025
Property Type: House (Res)
Land Size: 254 sqm approx

Agent Comments



11 Benson St RICHMOND 3121 (REI/VG)

3 2 -

Price: $2,100,000
Method: Private Sale
Date: 08/08/2025
Property Type: House
Land Size: 184 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.