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	2/45 Evansdale Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $575,000 & $625,000

Median sale price

Median price $597,500 Property Type Unit Suburb Hawthorn

Period - From 01/04/2025 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	4/36 Liddiard St HAWTHORN 3122	$600,000	19/06/2025
2	4/75 Denham St HAWTHORN 3122	$585,000	23/05/2025
3	3/46-48 Elphin Gr HAWTHORN 3122	$605,000	09/05/2025

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: 17/07/2025 15:22

2/45 Evansdale Road, Hawthorn Vic 3122



2 1 1

Rooms: 3
Property Type: Apartment

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Indicative Selling Price
$575,000 - $625,000
Median Unit Price
June quarter 2025: $597,500

Comparable Properties



4/36 Liddiard St HAWTHORN 3122 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 19/06/2025
Property Type: Apartment

Agent Comments



4/75 Denham St HAWTHORN 3122 (REI)

2 1 1

Price: $585,000
Method: Private Sale
Date: 23/05/2025
Property Type: Apartment

Agent Comments



3/46-48 Elphin Gr HAWTHORN 3122 (REI)

2 1 1

Price: $605,000
Method: Private Sale
Date: 09/05/2025
Property Type: Apartment

Agent Comments

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