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	6 Bowen Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $2,200,000 & $2,400,000

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	36 Henrietta St HAWTHORN 3122	$2,270,000	24/07/2025
2	8 Lingwell Rd HAWTHORN EAST 3123	$2,221,000	10/05/2025
3	11 College St HAWTHORN 3122	$2,430,000	26/03/2025

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: 13/08/2025 09:58

6 Bowen Street, Hawthorn Vic 3122



4 2 1

Rooms: 6
Property Type: House (Res)
Land Size: 325 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
Year ending June 2025: $2,750,000

Comparable Properties



36 Henrietta St HAWTHORN 3122 (REI)

4 1 1

Price: $2,270,000
Method: Sold Before Auction
Date: 24/07/2025
Property Type: House (Res)

Agent Comments



8 Lingwell Rd HAWTHORN EAST 3123 (REI)

3 1 2

Price: $2,221,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 344 sqm approx

Agent Comments



11 College St HAWTHORN 3122 (REI/VG)

3 2 -

Price: $2,430,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: House (Res)
Land Size: 206 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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