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 & $1,800,000

Median sale price

Median price $2,900,000 Property Type House Suburb Hawthorn

Period - From 19/09/2024 to 18/09/2025 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	12 Colvin Gr HAWTHORN 3122	$1,835,000	31/05/2025
2	82 Elgin St HAWTHORN 3122	$1,800,000	07/06/2025
3	9 Moir St HAWTHORN 3122	$1,750,000	23/06/2025

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: 19/09/2025 13:39

21 Hull Street, Hawthorn Vic 3122

JellisCraig

Chris Daly
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3 2 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
19/09/2024 - 18/09/2025: $2,900,000

Comparable Properties



12 Colvin Gr HAWTHORN 3122 (REI/VG)

3 2 1

Price: $1,835,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House
Land Size: 245 sqm approx

Agent Comments



82 Elgin St HAWTHORN 3122 (REI/VG)

3 1 -

Price: $1,800,000
Method: Private Sale
Date: 07/06/2025
Property Type: House
Land Size: 133 sqm approx

Agent Comments



9 Moir St HAWTHORN 3122 (REI/VG)

3 2 -

Price: $1,750,000
Method: Private Sale
Date: 23/06/2025
Property Type: House
Land Size: 144 sqm approx

Agent Comments

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