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	25 Churchill Grove, Hawthorn Vic 3122

Indicative selling price

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

Single price $1,585,000

Median sale price

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

Period - From 01/07/2025 to 30/09/2025 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	101 Derby St KEW 3101	$1,582,000	17/05/2025
2	5 Wallen Rd HAWTHORN 3122	$1,550,000	22/07/2025
3	26 Johnson St HAWTHORN 3122	$1,511,000	23/08/2025

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: 20/10/2025 09:39

25 Churchill Grove, Hawthorn Vic 3122

Campbell Ward
03 9810 5070
0402 124 939
campbellward@jelliscraig.com.au



2 1

Property Type:
Agent Comments

Indicative Selling Price
$1,585,000
Median House Price
September quarter 2025: $2,900,000

Comparable Properties



101 Derby St KEW 3101 (REI/VG)

2 1 2

Price: $1,582,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House
Land Size: 423 sqm approx

Agent Comments



5 Wallen Rd HAWTHORN 3122 (VG)

3 - -

Price: $1,550,000
Method: Sale
Date: 22/07/2025
Property Type: House - Attached House N.E.C.
Land Size: 277 sqm approx

Agent Comments



26 Johnson St HAWTHORN 3122 (REI)

3 1 -

Price: $1,511,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)

Agent Comments

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