

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

8/138 Church Street, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$715,000

Median sale price

Median price

\$600,000

Property Type

Unit

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	1/138 Church St HAWTHORN 3122	\$735,000	20/09/2025
2	11/95 Manningtree Rd HAWTHORN 3122	\$725,000	23/08/2025
3	11/2 Calvin St HAWTHORN 3122	\$724,000	19/08/2025

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 10:35

Adam Cusinato
03 9810 5023
0467 029 069

AdamCusinato@jellisrcraig.com.au

Indicative Selling Price

\$715,000

Median Unit Price

September quarter 2025: \$600,000



Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



1/138 Church St HAWTHORN 3122 (REI)

Agent Comments



Price: \$735,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Apartment



11/95 Manningtree Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$725,000

Method: Auction Sale

Date: 23/08/2025

Property Type: Apartment



11/2 Calvin St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$724,000

Method: Sold Before Auction

Date: 19/08/2025

Property Type: Apartment

Land Size: 75 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511