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	153 Church Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $3,300,000 & $3,600,000

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	74 St Georges Rd TOORAK 3142	$3,600,000	06/05/2025
2	12 Churchill Gr HAWTHORN 3122	$3,550,000	21/07/2025
3	78 Grange Rd TOORAK 3142	$3,490,000	05/09/2025

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: 13/10/2025 13:50

153 Church Street, Hawthorn Vic 3122

JellisCraig

Chloe Quinn
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4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$3,300,000 - $3,600,000
Median House Price
September quarter 2025: $2,900,000

Comparable Properties



74 St Georges Rd TOORAK 3142 (REI/VG)

3 2 5

Price: $3,600,000
Method: Private Sale
Date: 06/05/2025
Property Type: Apartment

Agent Comments



12 Churchill Gr HAWTHORN 3122 (VG)

4 - -

Price: $3,550,000
Method: Sale
Date: 21/07/2025
Property Type: House (Res)
Land Size: 295 sqm approx

Agent Comments



78 Grange Rd TOORAK 3142 (REI)

4 3 2

Price: $3,490,000
Method: Private Sale
Date: 05/09/2025
Property Type: Townhouse (Single)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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