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	3 Hill Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $2,450,000 & $2,680,000

Median sale price

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

Period - From 01/10/2024 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	22 College St HAWTHORN 3122	$2,620,000	13/09/2025
2	4 Majore St HAWTHORN 3122	$2,880,000	06/09/2025
3	23 York St HAWTHORN 3122	$2,755,000	16/08/2025

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: 29/10/2025 10:15

3 Hill Street, Hawthorn Vic 3122



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,450,000 - $2,680,000
Median House Price
Year ending September 2025: $2,900,000

Comparable Properties



22 College St HAWTHORN 3122 (REI)

3 2 1

Price: $2,620,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)

Agent Comments



4 Majore St HAWTHORN 3122 (REI)

3 2 2

Price: $2,880,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 486 sqm approx

Agent Comments



23 York St HAWTHORN 3122 (REI/VG)

4 2 2

Price: $2,755,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 336 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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