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	4 Bowen Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $2,800,000 & $3,000,000

Median sale price

Median price $2,692,500 Property Type House Suburb Hawthorn

Period - From 01/04/2025 to 30/06/2025 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	6 Bowen St HAWTHORN 3122	$2,920,000	06/09/2025
2	4 Myrtle St HAWTHORN 3122	$2,875,000	26/07/2025
3	16 Churchill Gr HAWTHORN 3122	$2,850,000	15/07/2025

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: 16/09/2025 15:46

4 Bowen Street, Hawthorn Vic 3122



4 2 1

Rooms: 7
Property Type: House (Res)

Agent Comments

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Indicative Selling Price
$2,800,000 - $3,000,000
Median House Price
June quarter 2025: $2,692,500

Comparable Properties



6 Bowen St HAWTHORN 3122 (REI)

4 2 1

Price: $2,920,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)

Agent Comments



4 Myrtle St HAWTHORN 3122 (REI)

4 2 1

Price: $2,875,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 313 sqm approx

Agent Comments



16 Churchill Gr HAWTHORN 3122 (REI)

3 2 1

Price: $2,850,000
Method: Private Sale
Date: 15/07/2025
Property Type: House

Agent Comments

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