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	99 Denham Street, Hawthorn Vic 3122

Indicative selling price

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

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

Median sale price

Median price $2,880,000 Property Type House Suburb Hawthorn

Period - From 06/11/2024 to 05/11/2025 Source Property Data

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	73 Denham St HAWTHORN 3122	$3,360,000	16/10/2025
2	48 Elgin St HAWTHORN 3122	$3,210,000	20/09/2025
3	342 Barkers Rd HAWTHORN 3122	$3,330,000	28/06/2025

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: 06/11/2025 10:35

99 Denham Street, Hawthorn Vic 3122



Property Type:
Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
06/11/2024 - 05/11/2025: $2,880,000

Comparable Properties



73 Denham St HAWTHORN 3122 (REI)

4 | 1 | 2

Price: $3,360,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)
Land Size: 596 sqm approx

Agent Comments



48 Elgin St HAWTHORN 3122 (REI)

4 | 3 | 3

Price: $3,210,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



342 Barkers Rd HAWTHORN 3122 (REI/VG)

4 | 2 | 4

Price: $3,330,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 559 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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