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 Paterson Street, Hawthorn VIC 3122

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $2,970,000 Property Type House Suburb Hawthorn

Period - From 23/07/2025 to 22/01/2026 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
29 Allen St, Hawthorn Vic	$1,366,000	15/11/2025
9 Allen St, Hawthorn Vic	$1,500,000	14/11/2025
1/10 Henry St, Hawthorn Vic	$1,480,000	13/08/2025

This Statement of Information was prepared on: 23/01/2026

8 Paterson Street, Hawthorn VIC 3122



2 1 2

Property Type: House

Hugo Rouffignac

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Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
Year ending January 2026: $2,970,000

Comparable Properties



29 Allen St, Hawthorn Vic

2 1 0

Price: $1,366,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House
Land Size: 213 sqm approx



9 Allen St, Hawthorn Vic

2 1 0

Price: $1,500,000
Method: Private Sale
Date: 14/11/2025
Property Type: House
Land Size: 238 sqm approx



1/10 Henry St, Hawthorn Vic

2 1 0

Price: $1,480,000
Method: Sold Before Auction
Date: 13/08/2025
Property Type: House
Land Size: 186 sqm approx

Account - Marshall White - Hawthorn | P: 98229999

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