

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

1/492 BARKERS ROAD HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$7,000,000

&

\$7,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,530,000

Property type

House

Suburb

Hawthorn East

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

7 NEAVE STREET HAWTHORN EAST VIC 3123	-	02-Dec-24
49 LISSON GROVE HAWTHORN VIC 3122	-	12-Nov-24
3 LINDA CRESCENT HAWTHORN VIC 3122	\$8,700,000	07-May-24

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 6 months.~~

This Statement of Information was prepared on: 24 February 2025



7 NEAVE STREET HAWTHORN EAST VIC 3123

4 2 1

Sold Price

^{RS} - ^{UN}

Sold Date **02-Dec-24**

Distance **2.58km**



49 LISSON GROVE HAWTHORN VIC 3122

4 3 6

Sold Price

Sold Date **12-Nov-24**

Distance **2.25km**



3 LINDA CRESCENT HAWTHORN VIC 3122

5 2 2

Sold Price

\$8,700,000

Sold Date **07-May-24**

Distance **2.11km**



44 WATTLE ROAD HAWTHORN VIC 3122

4 3 3

Sold Price

^{RS} - ^{UN}

Sold Date **23-Dec-24**

Distance **2.29km**



9 HIGHAM ROAD HAWTHORN EAST VIC 3123

5 3 2

Sold Price

\$8,760,000

Sold Date **06-Mar-24**

Distance **0.34km**



10 LYTTON STREET KEW VIC 3101

5 4 4

Sold Price

\$8,600,000

Sold Date **25-May-24**

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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