

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 23 Berkeley Street, Hawthorn VIC 3122

Indicative selling price

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

Range between \$5,000,000 & \$5,500,000

Median sale price

Median price \$2,600,000 Property type House Suburb Hawthorn

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales

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
9 Wilks Avenue, Malvern	\$6,350,000	28/10/2024
23 Mowbray Street, Hawthorn East	\$6,100,000	02/10/2024
8 Glyndebourne Avenue, Toorak	\$5,450,000	10/08/2024

This Statement of Information was prepared on: 05 February 2025