

# 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

8/3 Harrison Crescent, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$500,000

&

\$550,000

### Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2024

to

31/12/2024

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	10/11 Oshaughnessy St KEW 3101	\$560,000	26/02/2025
2	5/53 Grove Rd HAWTHORN 3122	\$552,000	22/02/2025
3	28/70A Church St HAWTHORN 3122	\$550,000	07/12/2024

**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:

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Property Type:  
Agent Comments

Indicative Selling Price  
\$500,000 - \$550,000  
Median Unit Price  
Year ending December 2024: \$580,000

## Comparable Properties



10/11 Oshaughnessy St KEW 3101 (REI)

Agent Comments



Price: \$560,000  
Method: Private Sale  
Date: 26/02/2025  
Property Type: Unit



5/53 Grove Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$552,000  
Method: Auction Sale  
Date: 22/02/2025  
Property Type: Unit



28/70A Church St HAWTHORN 3122 (REI)

Agent Comments



Price: \$550,000  
Method: Auction Sale  
Date: 07/12/2024  
Property Type: Unit