

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

238 BARKERS ROAD, HAWTHORN, VIC 3122

Indicative selling price

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

Single price

or range between

\$2,580,000

&

\$2,830,000

Median sale price

Median price

\$2,530,000

Property Type

House

Suburb

HAWTHORN

Period - From

01 May 2024

to

30 April 2025

Source

Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
32 SERCOMBE GROVE HAWTHORN VIC 3122	\$2,600,000	18-May-24
76 EDGEVALE ROAD KEW VIC 3101	\$2,850,000	29-Aug-24
4 AUBURN ROAD HAWTHORN VIC 3122	\$2,785,000	23-Mar-24

This Statement of Information was prepared on:

12/05/2025