

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

4/8 Brook Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$470,000

&

\$517,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Hawthorn

Period - From 01/07/2025

to

30/06/2026

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	5/8 Brook St HAWTHORN 3122	\$485,000	16/05/2026
2	7/2 Brook St HAWTHORN 3122	\$545,000	21/03/2026
3	12/8 Brook St HAWTHORN 3122	\$490,000	10/02/2026

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:

28/07/2026 09:59



Rooms: 3
Property Type: Flat
Land Size: 1004.072 sqm approx
Agent Comments

Indicative Selling Price
\$470,000 - \$517,000
Median Unit Price
Year ending June 2026: \$600,000

Comparable Properties



5/8 Brook St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 16/05/2026
Property Type: Apartment



7/2 Brook St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$545,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Apartment



12/8 Brook St HAWTHORN 3122 (VG)

Agent Comments



Price: \$490,000
Method: Sale
Date: 10/02/2026
Property Type: Strata Unit/Flat

Account - Roger Davis Wheelers Hill | P: 03 95605000