

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 MALMSBURY STREET, HAWTHORN, VIC 3122

Indicative selling price

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

Price Range:

\$1,700,000 to \$1,800,000

Median sale price

Median price

\$2,020,000

Property type

House

Suburb

HAWTHORN

Period

01 April 2025 to 30 June 2025

Source

pricefinder

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

369 AUBURN ROAD, HAWTHORN	\$1,735,000	07/03/2025
27 MUNRO ST, HAWTHORN EAST, VIC 3123	\$1,720,000	15/03/2025
17 CAMPBELL GR, HAWTHORN EAST, VIC 3123	\$1,800,000	28/01/2025

This Statement of Information was prepared on:

18/07/2025

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CONSUMER
AFFAIRS  **VICTORIA**