

## 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

42 URQUHART STREET, HAWTHORN, VIC 3122

### Indicative selling price

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

Price Range: \$5,000,000 to \$5,300,000

### Median sale price

Median price

\$2,755,000

Property type

House

Suburb

HAWTHORN

Period

01 July 2025 to 30 September  
2025

Source



### Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

#### Address of comparable property

#### Price

#### Date of sale

10 HEPBURN ST, HAWTHORN, VIC 3122	\$5,780,000	23/08/2025
9 RIVERSDALE CRT, HAWTHORN, VIC 3122	\$5,100,000	18/05/2025

This Statement of Information was prepared on: 02/10/2025