

## 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

492 BARKERS ROAD HAWTHORN EAST VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$6,500,000

&

\$6,880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 500 BARKERS ROAD HAWTHORN EAST VIC 3123 | \$6,180,000 | 03-Aug-24 |
| 10 LYTTON STREET KEW VIC 3101           | \$8,600,000 | 25-May-24 |
| 9 HIGHAM ROAD HAWTHORN EAST VIC 3123    | \$8,760,000 | 06-Mar-24 |

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 6 months.~~

This Statement of Information was prepared on: 22 October 2025



**500 BARKERS ROAD HAWTHORN  
EAST VIC 3123**

 5  2  1

Sold Price

**\$6,180,000**

Sold Date **03-Aug-24**

Distance **0.06km**



**10 LYTTON STREET KEW VIC 3101**

 5  4  4

Sold Price

**\$8,600,000**

Sold Date **25-May-24**

Distance **0.85km**



**9 HIGHAM ROAD HAWTHORN  
EAST VIC 3123**

 5  3  2

Sold Price

**\$8,760,000**

Sold Date **06-Mar-24**

Distance **0.34km**



**3 LINDA CRESCENT HAWTHORN  
VIC 3122**

 5  2  2

Sold Price

**\$8,175,000**

Sold Date **17-Feb-25**

Distance **2.11km**



**200 BARKERS ROAD HAWTHORN  
VIC 3122**

 5  3  -

Sold Price

**\$8,150,000**

Sold Date **14-Nov-24**

Distance **1.65km**



**29 SHAKESPEARE GROVE  
HAWTHORN VIC 3122**

 5  3  2

Sold Price

**\$7,800,000**

Sold Date **14-Jul-25**

Distance **3.08km**

RS = Recent sale

UN = Undisclosed Sale

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**36 ROWLAND STREET KEW VIC 3101**

 5  4  3

Sold Price

RS - UN

Sold Date **10-Oct-25**

Distance **0.55km**



**18 COLERIDGE STREET KEW VIC 3101**

 5  5  4

Sold Price

**\$7,700,000**

Sold Date **19-May-25**

Distance **1.3km**



**3 FAIRVIEW STREET HAWTHORN VIC 3122**

 5  2  2

Sold Price

**\$7,200,000**

Sold Date **30-Aug-24**

Distance **2.46km**



**43 LINDA CRESCENT HAWTHORN VIC 3122**

 5  3  2

Sold Price

**\$6,890,000**

Sold Date **24-Apr-24**

Distance **1.81km**

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UN = Undisclosed Sale

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