

## 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

1/492 BARKERS ROAD HAWTHORN EAST VIC 3123

### Indicative selling price

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

Single Price

or range  
between

\$6,800,000

&

\$7,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,400,000

Property type

House

Suburb

Hawthorn East

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

7 NEAVE STREET HAWTHORN EAST VIC 3123	-	02-Dec-24
49 LISSON GROVE HAWTHORN VIC 3122	\$10,800,000	12-Nov-24
3 LINDA CRESCENT HAWTHORN VIC 3122	\$8,175,000	17-Feb-25

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: 24 April 2025



## 7 NEAVE STREET HAWTHORN EAST VIC 3123

4 2 1

Sold Price

RS UN

Sold Date **02-Dec-24**

Distance **2.58km**



## 49 LISSON GROVE HAWTHORN VIC 3122

4 3 6

Sold Price

**\$10,800,000**

Sold Date **12-Nov-24**

Distance **2.25km**



## 3 LINDA CRESCENT HAWTHORN VIC 3122

5 2 2

Sold Price

**\$8,175,000**

Sold Date **17-Feb-25**

Distance **2.11km**



## 9 HIGHAM ROAD HAWTHORN EAST VIC 3123

5 3 2

Sold Price

**\$8,760,000**

Sold Date **06-Mar-24**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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