

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

6/29 BELL STREET HAWTHORN VIC 3122

Indicative selling price

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

Single Price

or range
between

\$475,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jan 2025

to

31 Dec 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

5/2 EDWARD STREET HAWTHORN VIC 3122	\$464,000	31-Jul-25
208/92 KINKORA ROAD HAWTHORN VIC 3122	\$461,000	25-Oct-25
43/523 BURWOOD ROAD HAWTHORN VIC 3122	\$456,500	21-Oct-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: 06 January 2026



5/2 EDWARD STREET HAWTHORN VIC 3122 Sold Price **\$464,000** Sold Date **31-Jul-25**

 1
  1
  1
 Distance **0.12km**



208/92 KINKORA ROAD HAWTHORN VIC 3122 Sold Price ^{RS} **\$461,000** Sold Date **25-Oct-25**

 1
  1
  1
 Distance **0.36km**



43/523 BURWOOD ROAD HAWTHORN VIC 3122 Sold Price **\$456,500** Sold Date **21-Oct-25**

 1
  1
  1
 Distance **0.54km**

RS = Recent sale **UN** = Undisclosed Sale

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