

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

9/35 Hill Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb Hawthorn

Period - From 01/10/2024

to

30/09/2025

Source REIV

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 six 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
1	2/28 Wattle Rd HAWTHORN 3122	\$525,000	04/11/2025
2	15/70 Church St HAWTHORN 3122	\$550,000	04/09/2025
3	5/11 Hill St HAWTHORN 3122	\$525,000	18/06/2025

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 six months.~~

This Statement of Information was prepared on:

27/11/2025 11:15



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending September 2025: \$590,000

Comparable Properties



2/28 Wattle Rd HAWTHORN 3122 (REI)



Agent Comments
Superior (internal condition of kitchen)

Price: \$525,000
Method: Private Sale
Date: 04/11/2025
Property Type: Apartment



15/70 Church St HAWTHORN 3122 (REI/VG)



Agent Comments
Superior (has balcony) although is in larger block

Price: \$550,000
Method: Private Sale
Date: 04/09/2025
Property Type: Apartment



5/11 Hill St HAWTHORN 3122 (REI/VG)



Agent Comments

Price: \$525,000
Method: Private Sale
Date: 18/06/2025
Property Type: Apartment

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504