Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
-----------------	-----------	----------

Address	9/35 Hill Street, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

1.6.196 201.10611 4000,000	Range between	\$500,000	&	\$550,000
----------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$590,000	Pro	perty Type U	nit		Suburb	Hawthorn
Period - From	01/10/2024	to	30/09/2025	Sc	ource	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

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

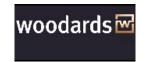
OR

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



Date of sale







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)

2

Price: \$550,000 Method: Private Sale





Agent Comments

Superior (has balcony) although is in larger block

Date: 04/09/2025 Property Type: Apartment



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

Date: 18/06/2025





Price: \$525,000 Method: Private Sale

Property Type: Apartment

Agent Comments

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



