

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

3/14 Oak Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$582,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2025 to 31/12/2025 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	G02/68 Barkers Rd HAWTHORN 3122	\$695,000	14/11/2025
2	6/18 Connell St HAWTHORN 3122	\$715,000	24/10/2025
3	11/15 Yarra St HAWTHORN 3122	\$654,000	08/09/2025

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:

24/02/2026 11:09

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

December quarter 2025: \$582,500



2 1 1

Rooms: 3

Property Type: Apartment

Land Size: Strata sqm approx

Agent Comments

Ground floor 2 bedroom apartment with large courtyard and single lock-up garage.

Comparable Properties



G02/68 Barkers Rd HAWTHORN 3122 (REI)

[Agent Comments](#)

2 2 1

Price: \$695,000

Method: Private Sale

Date: 14/11/2025

Property Type: Apartment



6/18 Connell St HAWTHORN 3122 (REI)

[Agent Comments](#)

2 1 1

Price: \$715,000

Method: Sold Before Auction

Date: 24/10/2025

Property Type: Apartment



11/15 Yarra St HAWTHORN 3122 (REI)

[Agent Comments](#)

2 1 -

Price: \$654,000

Method: Private Sale

Date: 08/09/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100