

# 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

18a Haines Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$3,222,500

Property Type House

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	29 Allen St HAWTHORN 3122	\$1,366,000	15/11/2025
2			
3			

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:

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18a Haines Street, Hawthorn Vic 3122

JellisCraig



**Property Type:** House

Agent Comments

Sebastian Scanlon

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**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2025: \$3,222,500

## Comparable Properties



29 Allen St HAWTHORN 3122 (REI/VG)

Agent Comments



**Price:** \$1,366,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 213 sqm approx

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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