

# 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

26 Smart 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 \$2,200,000 & \$2,400,000

### Median sale price

Median price \$2,900,000 Property Type House Suburb Hawthorn

Period - From 01/07/2025 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	11 Barton St HAWTHORN 3122	\$2,500,000	29/09/2025
2	64 Bendigo St RICHMOND 3121	\$2,310,000	26/08/2025
3	56 Mary St KEW 3101	\$2,270,000	27/11/2025

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:

05/01/2026 14:49



**Property Type:** House (Res)

**Agent Comments**

## Comparable Properties



**11 Barton St HAWTHORN 3122 (REI/VG)**

**Agent Comments**



**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 29/09/2025

**Property Type:** House (Res)

**Land Size:** 620 sqm approx



**64 Bendigo St RICHMOND 3121 (VG)**

**Agent Comments**



**Price:** \$2,310,000

**Method:** Sale

**Date:** 26/08/2025

**Property Type:** House - Attached House N.E.C.

**Land Size:** 305 sqm approx



**56 Mary St KEW 3101 (REI)**

**Agent Comments**



**Price:** \$2,270,000

**Method:** Private Sale

**Date:** 27/11/2025

**Property Type:** House (Res)

**Land Size:** 435 sqm approx