

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

59 Grove Road, Hawthorn Vic 3122

Indicative selling price

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

Single price \$2,100,000

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	42 Park Gr RICHMOND 3121	\$2,150,000	09/08/2025
2	58 Derby St KEW 3101	\$2,070,000	10/06/2025
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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Property Type: House (Res)

Land Size: 425 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000

Median House Price

September quarter 2025: \$2,900,000

Comparable Properties



42 Park Gr RICHMOND 3121 (REI/VG)

Agent Comments

3 1 -

Price: \$2,150,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 288 sqm approx



58 Derby St KEW 3101 (REI/VG)

Agent Comments

3 2 -

Price: \$2,070,000

Method: Sold Before Auction

Date: 10/06/2025

Property Type: House (Res)

Land Size: 242 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.

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