

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

17 Edward Street, Hawthorn Vic 3122

Indicative selling price

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

Single price \$1,795,000

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	17 Bell St HAWTHORN 3122	\$1,895,000	22/11/2025
2	8 Randolph St HAWTHORN 3122	\$1,800,000	15/11/2025
3	17 Scott St KEW 3101	\$1,825,000	08/10/2025

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:

14/03/2026 14:53



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,795,000

Median House Price

December quarter 2025: \$3,222,500

Comparable Properties



17 Bell St HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 3

Price: \$1,895,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 257 sqm approx



8 Randolph St HAWTHORN 3122 (REI/VG)

Agent Comments

3 1 -

Price: \$1,800,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 424 sqm approx



17 Scott St KEW 3101 (REI/VG)

Agent Comments

3 1 1

Price: \$1,825,000

Method: Sold Before Auction

Date: 08/10/2025

Property Type: House (Res)

Land Size: 225 sqm approx

Account - Marshall White | P: 03 9822 9999



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