

# 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

5 Bell 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 \$2,000,000 & \$2,200,000

### 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	14 May St KEW 3101	\$2,140,000	03/03/2026
2	25 Roseberry St HAWTHORN EAST 3123	\$2,200,000	22/12/2025
3	37 Auburn Gr HAWTHORN EAST 3123	\$2,180,000	02/12/2025

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:

16/03/2026 14:57



3   2   1

**Property Type:** House (Res)

**Land Size:** 252 sqm approx

Agent Comments

## Comparable Properties



**14 May St KEW 3101 (REI)**

Agent Comments

3   1   1

**Price:** \$2,140,000

**Method:** Sold Before Auction

**Date:** 03/03/2026

**Property Type:** House (Res)



**25 Roseberry St HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

4   2   1

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 22/12/2025

**Property Type:** House

**Land Size:** 245 sqm approx



**37 Auburn Gr HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

3   2   1

**Price:** \$2,180,000

**Method:** Private Sale

**Date:** 02/12/2025

**Property Type:** House (Res)

**Land Size:** 226 sqm approx