

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

8 Henrietta Street, Hawthorn VIC 3122

Indicative selling price

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

Range between

\$3,200,000

&

\$3,500,000

Median sale price

Median price

\$2,970,000

Property Type

House

Suburb

Hawthorn

Period - From

17/08/2025

to

16/02/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
39 Grove Rd, Hawthorn Vic	\$3,500,000	13/09/2025
48 Elgin St, Hawthorn Vic	\$3,210,000	20/09/2025
73 Denham St, Hawthorn Vic	\$3,360,000	16/10/2025

This Statement of Information was prepared on:

18/02/2026

8 Henrietta Street, Hawthorn VIC 3122



4 2 2

Property Type: House
Davide Lettieri
0388624982
0414 018 707
davide.letteri@marshallwhite.com.au
Indicative Selling Price
\$3,200,000 - \$3,500,000
Median House Price
Year ending February 2026: \$2,970,000

Comparable Properties



39 Grove Rd, Hawthorn Vic

4 2 3

Price: \$3,500,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House
Land Size: 613 sqm approx



48 Elgin St, Hawthorn Vic

4 3 3

Price: \$3,210,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House
Land Size: 627 sqm approx



73 Denham St, Hawthorn Vic

4 1 2

Price: \$3,360,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House
Land Size: 596 sqm approx

Account - Marshall White - Hawthorn | P: 98229999