

# 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

1 St James Tce, 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 \$1,700,000 & \$1,870,000

### Median sale price

Median price \$2,572,500 Property Type House Suburb Hawthorn

Period - From 01/01/2026 to 31/03/2026 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	1a Railway PI HAWTHORN 3122	\$1,695,000	21/03/2026
2	17 Edward St HAWTHORN 3122	\$1,795,000	17/03/2026
3	1/6 Stanley St KEW 3101	\$1,967,000	28/02/2026

**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:

20/04/2026 12:52



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,700,000 - \$1,870,000  
**Median House Price**  
March quarter 2026: \$2,572,500

## Comparable Properties



**1a Railway PI HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$1,695,000  
**Method:** Private Sale  
**Date:** 21/03/2026  
**Property Type:** House (Res)



**17 Edward St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$1,795,000  
**Method:** Private Sale  
**Date:** 17/03/2026  
**Property Type:** House



**1/6 Stanley St KEW 3101 (REI)**

Agent Comments



**Price:** \$1,967,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 357 sqm approx

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