

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

1/63 Berkeley Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$582,500 Property Type Unit 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	8/38 Creswick St HAWTHORN 3122	\$620,000	11/11/2025
2	5/36-38 Elphin Gr HAWTHORN 3122	\$670,000	08/02/2026
3	7/109 Riversdale Rd HAWTHORN 3122	\$650,000	12/11/2025

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:

25/02/2026 10:21



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2025: \$582,500

Comparable Properties



8/38 Creswick St HAWTHORN 3122 (REI)

Agent Comments

2
 1
 1

Price: \$620,000

Method:

Date: 11/11/2025

Property Type: Apartment



5/36-38 Elphin Gr HAWTHORN 3122 (REI)

Agent Comments

2
 1
 1

Price: \$670,000

Method: Sold Before Auction

Date: 08/02/2026

Property Type: Apartment



7/109 Riversdale Rd HAWTHORN 3122 (VG)

Agent Comments

2
 -
 -

Price: \$650,000

Method: Sale

Date: 12/11/2025

Property Type: Strata Unit/Flat

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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