

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

2/148 Barkers Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$750,000 & \$780,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2025 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 | 1/50 Liddiard St HAWTHORN 3122 | \$900,000 | 15/11/2025 |
| 2 | 2/14 Mary St KEW 3101 | \$775,000 | 01/11/2025 |
| 3 | 3/3 Clovelly Ct HAWTHORN 3122 | \$785,000 | 06/10/2025 |

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:

20/02/2026 10:50

Julian Corredor
 (03) 9805 1111
 0452 620 180
 jcorredor@woodards.com.au

Indicative Selling Price
 \$750,000 - \$780,000
Median Unit Price
 Year ending December 2025: \$590,000



2 1 1

Property Type: Strata Unit/Flat
Land Size: 79 sqm approx
 Agent Comments

Comparable Properties



1/50 Liddiard St HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$900,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Apartment



2/14 Mary St KEW 3101 (REI/VG)

Agent Comments

2 1 2

Price: \$775,000
Method: Auction Sale
Date: 01/11/2025
Property Type: Unit



3/3 Clovelly Ct HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$785,000
Method: Sold Before Auction
Date: 06/10/2025
Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199