

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 Calvin Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$2,700,000

&

\$2,970,000

Median sale price

Median price \$2,970,000

Property Type House

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	6 Bowen St HAWTHORN 3122	\$2,920,000	06/09/2025
2	4 Majore St HAWTHORN 3122	\$2,880,000	06/09/2025
3	32 Oxley Rd HAWTHORN 3122	\$2,985,000	30/08/2025

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:

23/02/2026 12:11

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2 2 2

Property Type: House
Land Size: 635 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,970,000
Median House Price
Year ending December 2025: \$2,970,000

Comparable Properties



6 Bowen St HAWTHORN 3122 (REI/VG)

[Agent Comments](#)

4 2 1

Price: \$2,920,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 330 sqm approx



4 Majore St HAWTHORN 3122 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$2,880,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 486 sqm approx



32 Oxley Rd HAWTHORN 3122 (REI/VG)

[Agent Comments](#)

4 2 3

Price: \$2,985,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 710 sqm approx

Account - A-Z Real Estate Agency | P: 03 9815 1124



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