

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

7/2 Brook Street, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$495,000

&

\$540,000

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 | 12/31 Kinkora Rd HAWTHORN 3122 | \$519,000 | 22/10/2025 |
| 2 | 8/912 Glenferrie Rd KEW 3101 | \$510,000 | 28/08/2025 |
| 3 | | | |

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:

23/01/2026 13:06

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Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

Year ending December 2025: \$590,000



Property Type: Unit

Agent Comments

Comparable Properties



12/31 Kinkora Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$519,000

Method: Private Sale

Date: 22/10/2025

Property Type: Apartment



8/912 Glenferrie Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 28/08/2025

Property Type: Unit

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511