

# 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

3 Hill Street, 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 \$2,300,000 & \$2,500,000

### Median sale price

Median price \$3,017,500 Property Type House Suburb Hawthorn

Period - From 20/02/2025 to 19/02/2026 Source Property Data

### 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	889 Glenferrie Rd KEW 3101	\$2,630,000	31/10/2025
2	28 Lisson Gr HAWTHORN 3122	\$2,500,000	17/09/2025
3	22 College St HAWTHORN 3122	\$2,620,000	13/09/2025

**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 12:06



 4   
  2   
  1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

20/02/2025 - 19/02/2026: \$3,017,500

## Comparable Properties



**889 Glenferrie Rd KEW 3101 (REI/VG)**

Agent Comments

 4   
  2   
  1

**Price:** \$2,630,000

**Method:** Private Sale

**Date:** 31/10/2025

**Property Type:** House

**Land Size:** 346 sqm approx



**28 Lisson Gr HAWTHORN 3122 (REI/VG)**

Agent Comments

 3   
  1   
  2

**Price:** \$2,500,000

**Method:** Sold Before Auction

**Date:** 17/09/2025

**Property Type:** House (Res)

**Land Size:** 394 sqm approx



**22 College St HAWTHORN 3122 (REI/VG)**

Agent Comments

 3   
  2   
  1

**Price:** \$2,620,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 225 sqm approx

Account - Marshall White | P: 03 9822 9999



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