

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

143 Church Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$3,222,500 Property Type House 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	7 Raven St KEW 3101	\$2,215,000	21/02/2026
2	1c Linda Cr HAWTHORN 3122	\$2,140,000	23/01/2026
3	54 Stevenson St KEW 3101	\$2,225,000	26/11/2025

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:

23/02/2026 16:52



Property Type: House (Res)

Land Size: 495 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

December quarter 2025: \$3,222,500

Comparable Properties



7 Raven St KEW 3101 (REI)

Agent Comments



Price: \$2,215,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)



1c Linda Cr HAWTHORN 3122 (REI)

Agent Comments



Price: \$2,140,000

Method: Private Sale

Date: 23/01/2026

Property Type: House (Res)

Land Size: 431 sqm approx



54 Stevenson St KEW 3101 (REI)

Agent Comments



Price: \$2,225,000

Method: Private Sale

Date: 26/11/2025

Property Type: House

Land Size: 492 sqm approx

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