

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

41 Wattle Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$6,500,000 & \$7,000,000

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	8 Fairview St HAWTHORN 3122	\$6,125,700	19/11/2025
2	1 Fordholm Rd HAWTHORN 3122	\$6,811,000	28/10/2025
3	6 Hollingsworth Av HAWTHORN 3122	\$7,780,000	12/09/2025

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:

18/02/2026 09:33



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Property Type: House (Res)
Land Size: 1717 sqm approx
 Agent Comments

Indicative Selling Price
 \$6,500,000 - \$7,000,000
Median House Price
 Year ending December 2025: \$2,970,000

Comparable Properties



8 Fairview St HAWTHORN 3122 (REI)

Agent Comments

6 4 4

Price: \$6,125,700
Method: Private Sale
Date: 19/11/2025
Property Type: House (Res)
Land Size: 967 sqm approx



1 Fordholm Rd HAWTHORN 3122 (REI/VG)

Agent Comments

5 3 2

Price: \$6,811,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 1155 sqm approx



6 Hollingsworth Av HAWTHORN 3122 (VG)

Agent Comments

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Price: \$7,780,000
Method: Sale
Date: 12/09/2025
Property Type: House (Res)
Land Size: 1335 sqm approx

Account - Marshall White | P: 03 9822 9999