

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 G01/48 Mason Street, Hawthorn Vic 3122

Indicative selling price

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

Single price \$1,425,000

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	35 Hunter St RICHMOND 3121	\$1,525,000	12/11/2025
2	44 Parkville St BURNLEY 3121	\$1,300,000	22/10/2025
3	4/4 Hyton Cr KEW 3101	\$1,404,000	04/10/2025

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:

21/02/2026 09:18



Property Type:
Agent Comments

Indicative Selling Price
\$1,425,000
Median House Price
December quarter 2025: \$3,222,500

Comparable Properties



35 Hunter St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,525,000
Method: Private Sale
Date: 12/11/2025
Property Type: Townhouse (Res)
Land Size: 156 sqm approx



44 Parkville St BURNLEY 3121 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 22/10/2025
Property Type: Townhouse (Res)



4/4 Hyton Cr KEW 3101 (REI/VG)

Agent Comments



Price: \$1,404,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Townhouse (Res)

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



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