

# 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

1/46A Oxley Road, 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 \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$1,350,000

Property Type Townhouse

Suburb Hawthorn

Period - From 24/02/2025

to

23/02/2026

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 | 2/82 Power St HAWTHORN 3122    | \$1,505,000 | 09/10/2025   |
| 2 |                                |             |              |
| 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:

24/02/2026 13:51

1/46A Oxley Road, Hawthorn Vic 3122

JellisCraig



 3  2  2

**Rooms:** 5  
**Property Type:** Townhouse  
**Agent Comments**

Chris Hingston  
03 8539 9025  
0419 104 625  
chrishingston@jellisrcraig.com.au

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median Townhouse Price**  
24/02/2025 - 23/02/2026: \$1,350,000

## Comparable Properties



2/82 Power St HAWTHORN 3122 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$1,505,000  
**Method:** Auction Sale  
**Date:** 09/10/2025  
**Property Type:** Townhouse (Res)

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



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