

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

13 Edgerton Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$2,775,000

Property Type House

Suburb Hawthorn

Period - From 01/07/2025

to

30/06/2026

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	40 Melville St HAWTHORN 3122	\$1,770,000	13/06/2026
2	7 Foley St KEW 3101	\$1,830,000	30/05/2026
3	7 Morang Rd HAWTHORN 3122	\$1,675,000	09/05/2026

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:

30/07/2026 10:44

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Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

Year ending June 2026: \$2,775,000



Rooms: 6

Property Type: House (Res)

Land Size: 210.317 sqm approx

Agent Comments

Comparable Properties



40 Melville St HAWTHORN 3122 (REI)



Agent Comments

Price: \$1,770,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House



7 Foley St KEW 3101 (REI)



Agent Comments

Price: \$1,830,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)



7 Morang Rd HAWTHORN 3122 (REI)



Agent Comments

Price: \$1,675,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

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