

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

16/25 Malmsbury Street, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,310,000

Property Type

Townhouse

Suburb

Hawthorn

Period - From

27/03/2025

to

26/03/2026

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	5/40-44 Edgevale Rd KEW 3101	\$1,162,500	18/03/2026
2	12/25 Malmsbury St HAWTHORN 3122	\$1,103,000	17/11/2025
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:

27/03/2026 06:44



2 2 2

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

27/03/2025 - 26/03/2026: \$1,310,000

Comparable Properties



5/40-44 Edgevale Rd KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,162,500

Method: Sold Before Auction

Date: 18/03/2026

Property Type: Townhouse (Res)



12/25 Malmsbury St HAWTHORN 3122 (REI/VG)

Agent Comments

2 2 2

Price: \$1,103,000

Method: Private Sale

Date: 17/11/2025

Property Type: Townhouse (Single)

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.