

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

16/5 Denham Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2026

to 31/03/2026

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	5/7 College Pde KEW 3101	\$810,000	09/12/2025
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:

10/04/2026 10:35

Sebastian Scanlon
03 9810 5000
0437 473 755

SebastianScanlon@jellisrcraig.com.au

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

March quarter 2026: \$600,000



3 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



5/7 College Pde KEW 3101 (REI/VG)

Agent Comments

3 1 1

Price: \$810,000

Method: Private Sale

Date: 09/12/2025

Property Type: Apartment

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.