

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 Bell Street, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

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	17 Mary St KEW 3101	\$1,500,000	08/08/2026
2	60 Malmsbury St KEW 3101	\$1,400,000	18/05/2026
3	10 Munro St HAWTHORN EAST 3123	\$1,490,000	16/05/2026

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:

27/08/2026 12:14



 2
  1
  1

Property Type: House (Previously Occupied - Detached)

Land Size: 251 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

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

Comparable Properties



17 Mary St KEW 3101 (REI)

Agent Comments

 2
  2
  1

Price: \$1,500,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 425 sqm approx



60 Malmsbury St KEW 3101 (REI/VG)

Agent Comments

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  1

Price: \$1,400,000

Method: Private Sale

Date: 18/05/2026

Property Type: House

Land Size: 177 sqm approx



10 Munro St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$1,490,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 249 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525