

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 SMART STREET, HAWTHORN, VIC 3122

Indicative selling price

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

Price Range:

\$1,550,000 to \$1,705,000

Median sale price

Median price

\$2,550,000

Property type

House

Suburb

HAWTHORN

Period

01 April 2026 to 30 June 2026

Source

pricfinder

Comparable property sales

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

74 CHURCH ST, HAWTHORN, VIC 3122	\$1,700,000	25/02/2026
18 MALMSBURY ST, KEW, VIC 3101	\$1,600,000	24/03/2026
47 TUDOR ST, RICHMOND, VIC 3121	\$1,635,000	21/02/2026

This Statement of Information was prepared on:

03/08/2026