

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

21/89-91 Denham Street, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$265,000

Median sale price

Median price

\$582,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2025

to

31/12/2025

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	13/89-91 Denham St HAWTHORN 3122	\$262,000	19/03/2026
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:

07/04/2026 10:05



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$265,000
Median Unit Price
December quarter 2025: \$582,500

Comparable Properties



13/89-91 Denham St HAWTHORN 3122 (REI)

Agent Comments



Price: \$262,000
Method: Private Sale
Date: 19/03/2026
Property Type: Unit

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.