

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

3/25 Isabella Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$975,000

&

\$1,050,000

Median sale price

Median price \$581,000

Property Type Unit

Suburb Hawthorn

Period - From 04/03/2025

to 03/03/2026

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	8/497 Glenferrie Rd HAWTHORN 3122	\$1,020,000	28/10/2025
2	1G/6 Acacia Pl ABBOTSFORD 3067	\$985,000	19/09/2025
3	7/150 Power St HAWTHORN 3122	\$980,000	11/09/2025

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:

04/03/2026 11:10

3/25 Isabella Grove, Hawthorn Vic 3122

JellisCraig



 2  1  1

Property Type: Apartment

Agent Comments

Greg Bowring
0400 641 580
gregbowring@jellisraig.com.au

Indicative Selling Price

\$975,000 - \$1,050,000

Median Unit Price

04/03/2025 - 03/03/2026: \$581,000

Comparable Properties

8/497 Glenferrie Rd HAWTHORN 3122 (VG)

Agent Comments

 2  -  -

Price: \$1,020,000

Method: Sale

Date: 28/10/2025

Property Type: Strata Unit/Flat



1G/6 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments

 2  2  1

Price: \$985,000

Method: Private Sale

Date: 19/09/2025

Rooms: 4

Property Type: Apartment



7/150 Power St HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  2

Price: \$980,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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