

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

36 Kinkora Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$2,850,000 & \$3,100,000

Median sale price

Median price \$2,850,000 Property Type House Suburb Hawthorn

Period - From 01/04/2025 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	44 Power St HAWTHORN 3122	\$2,890,000	13/03/2026
2	71 Mason St HAWTHORN 3122	\$2,950,000	09/03/2026
3	8 Elgin St HAWTHORN 3122	\$3,050,000	10/11/2025

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:

28/04/2026 12:47



3 2 2

Rooms: 6

Property Type: House

Sam Wilkinson

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Indicative Selling Price

\$2,850,000 - \$3,100,000

Median House Price

Year ending March 2026: \$2,850,000

Comparable Properties



44 Power St HAWTHORN 3122 (REI)

Agent Comments

4 3 2

Price: \$2,890,000

Method: Sold Before Auction

Date: 13/03/2026

Property Type: House (Res)

Land Size: 524 sqm approx



71 Mason St HAWTHORN 3122 (REI)

Agent Comments

4 2 1

Price: \$2,950,000

Method: Private Sale

Date: 09/03/2026

Property Type: House (Res)



8 Elgin St HAWTHORN 3122 (REI/VG)

Agent Comments

4 2 2

Price: \$3,050,000

Method: Private Sale

Date: 10/11/2025

Property Type: House (Res)

Land Size: 566 sqm approx

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