

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

39 Bell Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

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	64 Roseberry St HAWTHORN EAST 3123	\$1,364,000	22/06/2026
2	60 Malmsbury St KEW 3101	\$1,400,000	18/05/2026
3	9 Sercombe Gr HAWTHORN 3122	\$1,350,000	16/03/2026

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:

26/06/2026 10:21



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Property Type: House
Land Size: 305 sqm approx
Agent Comments

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Indicative Selling Price
\$1,300,000 - \$1,400,000

Median House Price
Year ending March 2026: \$2,850,000

Comparable Properties



64 Roseberry St HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$1,364,000
Method: Private Sale
Date: 22/06/2026
Property Type: House



60 Malmsbury St KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$1,400,000
Method: Private Sale
Date: 18/05/2026
Property Type: House
Land Size: 177 sqm approx



9 Sercombe Gr HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$1,350,000
Method: Private Sale
Date: 16/03/2026
Property Type: House (Res)
Land Size: 205 sqm approx