

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

4/33 Grove Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2026

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	2/14 Dickens St RICHMOND 3121	\$520,500	14/03/2026
2	5/30 Barton St HAWTHORN 3122	\$550,000	22/01/2026
3	5/40 Barkers Rd HAWTHORN 3122	\$511,000	13/12/2025

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:

04/05/2026 11:10



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

March quarter 2026: \$600,000

Comparable Properties



2/14 Dickens St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$520,500

Method: Auction Sale

Date: 14/03/2026

Property Type: Apartment



5/30 Barton St HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 22/01/2026

Property Type: Apartment



5/40 Barkers Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$511,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Apartment

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