

# 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

4/8 Wallen Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### 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 | 401/3 Kennedy Av RICHMOND 3121       | \$935,000 | 05/04/2026   |
| 2 | 41/8 Wallen Rd HAWTHORN 3122         | \$950,000 | 31/03/2026   |
| 3 | 13/64-66 Riversdale Rd HAWTHORN 3122 | \$900,000 | 25/02/2026   |

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:

28/04/2026 12:29



**Property Type:** Apartment

**Agent Comments**

Lift Access

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**Indicative Selling Price**

\$900,000 - \$990,000

**Median Unit Price**

March quarter 2026: \$600,000

## Comparable Properties



**401/3 Kennedy Av RICHMOND 3121 (REI)**

**Agent Comments**



**Price:** \$935,000

**Method:** Private Sale

**Date:** 05/04/2026

**Property Type:** Apartment



**41/8 Wallen Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 31/03/2026

**Property Type:** Apartment



**13/64-66 Riversdale Rd HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$900,000

**Method:** Private Sale

**Date:** 25/02/2026

**Property Type:** Apartment