

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

4/9A FORDHOLM ROAD HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

3/138 CHURCH STREET HAWTHORN VIC 3122	\$690,500	18-Apr-26
5/32 MANNINGTREE ROAD HAWTHORN VIC 3122	\$680,000	02-May-26
12/181 POWER STREET HAWTHORN VIC 3122	\$680,000	16-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 11 May 2026



3/138 CHURCH STREET HAWTHORN VIC 3122

2 1 1

Sold Price ^{RS} **\$690,500** ^{UN} Sold Date **18-Apr-26**

Distance **1.8km**



5/32 MANNINGTREE ROAD HAWTHORN VIC 3122

2 1 1

Sold Price ^{RS} **\$680,000** Sold Date **02-May-26**

Distance **0.8km**



12/181 POWER STREET HAWTHORN VIC 3122

2 1 1

Sold Price **\$680,000** Sold Date **16-Dec-25**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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