

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

45 Mary Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$8,000,000

&

\$8,800,000

Median sale price

Median price \$2,800,000

Property Type House

Suburb Hawthorn

Period - From 01/04/2024

to

31/03/2025

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	49 Hawthorn Gr HAWTHORN 3122	\$7,750,000	29/03/2025
2	19 Oak St HAWTHORN 3122	\$9,400,000	26/03/2025
3	3 Linda Cr HAWTHORN 3122	\$8,175,000	17/02/2025

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:

20/05/2025 10:28



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Property Type: House
Land Size: 1140 sqm approx
Agent Comments

Indicative Selling Price
\$8,000,000 - \$8,800,000
Median House Price
Year ending March 2025: \$2,800,000

Comparable Properties



49 Hawthorn Gr HAWTHORN 3122 (REI)

Agent Comments

4 2 2

Price: \$7,750,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 1197 sqm approx



19 Oak St HAWTHORN 3122 (REI)

Agent Comments

4 2 3

Price: \$9,400,000
Method: Private Sale
Date: 26/03/2025
Property Type: House
Land Size: 1082 sqm approx



3 Linda Cr HAWTHORN 3122 (REI/VG)

Agent Comments

5 3 2

Price: \$8,175,000
Method: Private Sale
Date: 17/02/2025
Property Type: House
Land Size: 1151 sqm approx

Account - Marshall White | P: 03 9822 9999



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