

## 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

48 WATTLE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$4,300,000

&

\$4,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,755,000

Property type

House

Suburb

Hawthorn

Period-from

01 Aug 2025

to

31 Jul 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 28 ROBINSON ROAD HAWTHORN VIC 3122 | \$4,625,000 | 22-Apr-26 |
| 29 OAK STREET HAWTHORN VIC 3122    | -           | 15-Aug-26 |
|                                    |             |           |

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: 27 August 2026



**28 ROBINSON ROAD HAWTHORN  
VIC 3122**

Sold Price

**\$4,625,000**

Sold Date

**22-Apr-26**

5

3

1

Distance

**1.25km**



**29 OAK STREET HAWTHORN VIC  
3122**

Sold Price

<sup>RS</sup> <sup>UN</sup>  
-

Sold Date

**15-Aug-26**

4

2

1

Distance

**1.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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