

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

5 Simpson Place, Hawthorn Vic 3122

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$3,222,500

Property Type House

Suburb Hawthorn

Period - From 01/10/2025

to 31/12/2025

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	99 Denham St HAWTHORN 3122	\$3,300,000	21/11/2025
2	19 Brook St HAWTHORN 3122	\$3,200,000	10/12/2025
3	4 Bowen St HAWTHORN 3122	\$3,070,000	29/11/2025

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:

04/03/2026 09:29



4 3 4

Property Type: House

Agent Comments

Comparable Properties



99 Denham St HAWTHORN 3122 (REI)

Agent Comments

3 2 2

Price: \$3,300,000

Method: Sold Before Auction

Date: 21/11/2025

Property Type: House (Res)



19 Brook St HAWTHORN 3122 (REI)

Agent Comments

4 2 1

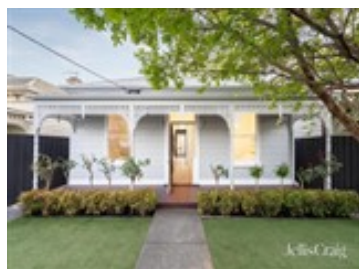
Price: \$3,200,000

Method: Private Sale

Date: 10/12/2025

Property Type: House

Land Size: 540 sqm approx



4 Bowen St HAWTHORN 3122 (REI/VG)

Agent Comments

4 2 1

Price: \$3,070,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 338 sqm approx