

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

6 Hallcroft Place, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$2,405,000

Property Type House

Suburb Hawthorn East

Period - From 01/04/2026

to 30/06/2026

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	16 Avenue Rd CAMBERWELL 3124	\$1,232,200	08/08/2026
2	524 Burwood Rd HAWTHORN 3122	\$1,105,000	30/06/2026
3	814 Burke Rd CAMBERWELL 3124	\$1,220,000	02/05/2026

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:

24/08/2026 18:02



 3  1  2

Property Type: House (Res)

Land Size: 201 sqm approx

Agent Comments

Comparable Properties



16 Avenue Rd CAMBERWELL 3124 (REI)

Agent Comments

 2  1  1

Price: \$1,232,200

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 243 sqm approx



524 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

 3  1  -

Price: \$1,105,000

Method: Private Sale

Date: 30/06/2026

Property Type: House



814 Burke Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,220,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 282 sqm approx