

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

7 Morang Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$2,850,000

Property Type House

Suburb Hawthorn

Period - From 01/04/2025

to 31/03/2026

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	64 Illawarra Rd HAWTHORN 3122	\$1,545,000	15/11/2025
2	25 Churchill Gr HAWTHORN 3122	\$1,531,000	21/10/2025
3	9 Allen St HAWTHORN 3122	\$1,500,000	14/11/2025

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:

14/04/2026 12:12

7 Morang Road, Hawthorn Vic 3122

JellisCraig

Jonathon O'Donoghue

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending March 2026: \$2,850,000



 3  1  2

Property Type: House

Agent Comments

Comparable Properties



64 Illawarra Rd HAWTHORN 3122 (REI)

Agent Comments

 2  1  2

Price: \$1,545,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 291 sqm approx



25 Churchill Gr HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,531,000

Method: Private Sale

Date: 21/10/2025

Property Type: House

Land Size: 211 sqm approx



9 Allen St HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,500,000

Method: Private Sale

Date: 14/11/2025

Property Type: House

Land Size: 238 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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