

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

8/8 Manningtree Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$2,775,000

Property Type

House

Suburb

Hawthorn

Period - From

01/07/2025

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	1/92 Church St HAWTHORN 3122	\$1,815,000	30/06/2026
2	4/92 Church St HAWTHORN 3122	\$1,885,000	29/01/2026
3	10/573 Glenferrie Rd HAWTHORN 3122	\$2,015,000	17/01/2026

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:

10/07/2026 17:08

Sam Christensen
03 9815 1124
0434 338 695
samc@azrea.com.au



4 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000

Median House Price
Year ending June 2026: \$2,775,000

Comparable Properties



1/92 Church St HAWTHORN 3122 (REI)

Agent Comments

3 2 2

Price: \$1,815,000
Method: Private Sale
Date: 30/06/2026
Property Type: Townhouse (Single)



4/92 Church St HAWTHORN 3122 (REI/VG)

Agent Comments

3 2 2

Price: \$1,885,000
Method: Private Sale
Date: 29/01/2026
Property Type: Townhouse (Res)



10/573 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments

3 2 2

Price: \$2,015,000
Method: Private Sale
Date: 17/01/2026
Property Type: Townhouse (Single)