

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 Hallcroft Place, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$2,555,000

Property Type

House

Suburb

Hawthorn East

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	8 Stansell St KEW 3101	\$1,185,000	21/08/2026
2	524 Burwood Rd HAWTHORN 3122	\$1,105,000	30/06/2026
3	4/16 Edgevale Rd KEW 3101	\$1,105,000	13/06/2026

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:

21/09/2026 09:23

8 Hallcroft Place, Hawthorn East Vic 3123

JellisCraig

Mackenzie Field

9810 5000

0487 336 490

MackenzieField@jellisrcraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending June 2026: \$2,555,000



Property Type: House (Res)

Agent Comments

Comparable Properties



8 Stansell St KEW 3101 (REI)

Agent Comments



Price: \$1,185,000

Method: Private Sale

Date: 21/08/2026

Property Type: House (Res)



524 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,105,000

Method: Private Sale

Date: 30/06/2026

Property Type: House



4/16 Edgevale Rd KEW 3101 (REI)

Agent Comments



Price: \$1,105,000

Method: Auction Sale

Date: 13/06/2026

Property Type: Townhouse (Res)

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



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