

# 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 Rae Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,300,000

&

\$3,600,000

### Median sale price

Median price \$2,837,500

Property Type House

Suburb Hawthorn

Period - From 20/05/2025

to

19/05/2026

Source Property Data

### 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 | 7 Liddiard St HAWTHORN 3122       | \$3,350,000 | 24/03/2026   |
| 2 | 839 Burwood Rd HAWTHORN EAST 3123 | \$3,300,000 | 19/01/2026   |
| 3 |                                   |             |              |

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:

20/05/2026 12:31



**Rooms:** 8  
**Property Type:** House  
**Land Size:** 679.854 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,300,000 - \$3,600,000  
**Median House Price**  
20/05/2025 - 19/05/2026: \$2,837,500

## Comparable Properties



**7 Liddiard St HAWTHORN 3122 (REI)**

**Agent Comments**



**Price:** \$3,350,000  
**Method:** Sold Before Auction  
**Date:** 24/03/2026  
**Property Type:** House (Res)



**839 Burwood Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**



**Price:** \$3,300,000  
**Method:** Private Sale  
**Date:** 19/01/2026  
**Property Type:** House (Res)  
**Land Size:** 873 sqm approx

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.