

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

9/21 Elm Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$610,000

&

\$670,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2026

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	3/14 Oak St HAWTHORN 3122	\$685,000	28/03/2026
2	3/23 Hill St HAWTHORN 3122	\$650,000	28/03/2026
3	13/175 Power St HAWTHORN 3122	\$667,500	23/03/2026

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:

10/04/2026 12:37



2 1 1

Rooms: 4
Property Type: Flat
Agent Comments

Indicative Selling Price
\$610,000 - \$670,000
Median Unit Price
March quarter 2026: \$600,000

Comparable Properties



3/14 Oak St HAWTHORN 3122 (REI)

Agent Comments

2 1 2

Price: \$685,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Apartment



3/23 Hill St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$650,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Apartment



13/175 Power St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$667,500
Method: Private Sale
Date: 23/03/2026
Property Type: Apartment