

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 Barton Street, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$2,777,500

Property Type

House

Suburb

Hawthorn

Period - From

28/06/2025

to

27/06/2026

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	5 Morang Rd HAWTHORN 3122	\$2,360,000	13/04/2026
2	26 Smart St HAWTHORN 3122	\$2,440,000	14/03/2026
3	35 Elm St HAWTHORN 3122	\$2,645,000	28/02/2026

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:

28/06/2026 18:23

Lloyd Lawton

03 9810 5054

0403229433

lloydlawton@jellisrcraig.com.au

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

28/06/2025 - 27/06/2026: \$2,777,500



Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 550 sqm approx

Agent Comments

Comparable Properties



5 Morang Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$2,360,000

Method: Private Sale

Date: 13/04/2026

Property Type: House

Land Size: 480 sqm approx



26 Smart St HAWTHORN 3122 (REI)

Agent Comments



Price: \$2,440,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)



35 Elm St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$2,645,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 448 sqm approx

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