

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

21 Edward Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$2,572,500 Property Type House 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	18a Haines St HAWTHORN 3122	\$1,280,000	28/03/2026
2	9 Sercombe Gr HAWTHORN 3122	\$1,350,000	16/03/2026
3	70 Malmsbury St KEW 3101	\$1,230,000	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:

16/04/2026 12:02



Rooms: 5
Property Type: House (Res)
Land Size: 191 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 March quarter 2026: \$2,572,500

Comparable Properties



18a Haines St HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,280,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)



9 Sercombe Gr HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 16/03/2026
Property Type: House (Res)



70 Malmsbury St KEW 3101 (REI)

Agent Comments



Price: \$1,230,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)

Account - Ray White Hawthorn



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