

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

4/9-11 Mowbray Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,405,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2026 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	1b Middle Rd CAMBERWELL 3124	\$2,000,000	27/07/2026
2	21a Glen Iris Rd CAMBERWELL 3124	\$2,360,000	22/04/2026
3	2/52 Bowen St CAMBERWELL 3124	\$2,150,000	27/02/2026

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:

07/08/2026 08:45



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
June quarter 2026: \$2,405,000

Comparable Properties



1b Middle Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,000,000
Method: Private Sale
Date: 27/07/2026
Property Type: Townhouse (Single)



21a Glen Iris Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,360,000
Method: Private Sale
Date: 22/04/2026
Property Type: Townhouse (Res)
Land Size: 488 sqm approx

2/52 Bowen St CAMBERWELL 3124 (VG)

Agent Comments



Price: \$2,150,000
Method: Sale
Date: 27/02/2026
Property Type: Flat/Unit/Apartment (Res)

Account - Ray White Hawthorn