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	5 Berkeley Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $11,000,000 & $12,000,000

Median sale price

Median price $2,860,000 Property Type House Suburb Hawthorn

Period - From 05/08/2024 to 04/08/2025 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	4a Fordholm Rd HAWTHORN 3122	$11,000,000	20/03/2025
2			
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: 05/08/2025 09:46

5 Berkeley Street, Hawthorn Vic 3122



5 3 2

Property Type: House
Land Size: 1494 sqm approx

Agent Comments

Indicative Selling Price
$11,000,000 - $12,000,000
Median House Price
05/08/2024 - 04/08/2025: $2,860,000

Comparable Properties



4a Fordholm Rd HAWTHORN 3122 (VG)

3 - -

Price: $11,000,000
Method: Sale
Date: 20/03/2025
Property Type: House (Res)
Land Size: 1402 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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