

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

20 Bell Street, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$1,925,000

Median sale price

Median price

\$2,850,000

Property Type

House

Suburb

Hawthorn

Period - From

01/04/2025

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	75 Fletcher St HAWTHORN EAST 3123	\$1,705,000	18/04/2026
2	78 Derby St KEW 3101	\$1,630,000	02/04/2026
3	8 Temple St HAWTHORN EAST 3123	\$1,895,000	12/03/2026

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:

13/06/2026 16:48



Dion Besser

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Indicative Selling Price

\$1,925,000

Median House Price

Year ending March 2026: \$2,850,000



2 1 0

Property Type: House

Agent Comments

Comparable Properties



75 Fletcher St HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 2

Price: \$1,705,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)



78 Derby St KEW 3101 (VG)

Agent Comments

2 - -

Price: \$1,630,000

Method: Sale

Date: 02/04/2026

Property Type: House (Res)

Land Size: 260 sqm approx



8 Temple St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$1,895,000

Method: Private Sale

Date: 12/03/2026

Property Type: House

Land Size: 207 sqm approx

Account - Besser & Co EA | P: 03 9531 1000



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