

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

28 Sercombe Grove, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$2,775,000

Property Type House

Suburb Hawthorn

Period - From 01/07/2025

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	40 Melville St HAWTHORN 3122	\$1,770,000	13/06/2026
2	75 Fletcher St HAWTHORN EAST 3123	\$1,705,000	18/04/2026
3	78 Derby St KEW 3101	\$1,630,000	02/04/2026

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:

31/08/2026 09:03

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Property Type: House (Res)

Land Size: 207 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending June 2026: \$2,775,000

Comparable Properties



40 Melville St HAWTHORN 3122 (REI)

Agent Comments

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Price: \$1,770,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House



75 Fletcher St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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Price: \$1,705,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 254 sqm approx



78 Derby St KEW 3101 (VG)

Agent Comments

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Price: \$1,630,000

Method: Sale

Date: 02/04/2026

Property Type: House (Res)

Land Size: 260 sqm approx