

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

3/9 Power Avenue, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$1,310,000

Property Type

Townhouse

Suburb

Hawthorn

Period - From

06/05/2025

to

05/05/2026

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	4/360 Auburn Rd HAWTHORN 3122	\$2,625,000	16/12/2025
2	45 Murphy St RICHMOND 3121	\$2,450,000	29/11/2025
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:

06/05/2026 17:33



 3
  3
  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median Townhouse Price

06/05/2025 - 05/05/2026: \$1,310,000

Comparable Properties

4/360 Auburn Rd HAWTHORN 3122 (VG)

Agent Comments

 4
  -
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Price: \$2,625,000

Method: Sale

Date: 16/12/2025

Property Type: Strata Unit/Flat



45 Murphy St RICHMOND 3121 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$2,450,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 193 sqm approx

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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