

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

22 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

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	59 Grove Rd HAWTHORN 3122	\$1,940,000	05/06/2026
2	7 Foley St KEW 3101	\$1,830,000	30/05/2026
3	140 Power St HAWTHORN 3122	\$1,875,000	05/02/2026

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:

22/07/2026 13:09

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Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

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



3 2 2

Property Type: House (Res)

Land Size: 470 sqm approx

Agent Comments

Comparable Properties



59 Grove Rd HAWTHORN 3122 (REI)

Agent Comments

5 2 -

Price: \$1,940,000

Method: Private Sale

Date: 05/06/2026

Property Type: House

Land Size: 425 sqm approx



7 Foley St KEW 3101 (REI)

Agent Comments

3 1 -

Price: \$1,830,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)



140 Power St HAWTHORN 3122 (VG)

Agent Comments

1 - -

Price: \$1,875,000

Method: Sale

Date: 05/02/2026

Property Type: House (Res)

Land Size: 558 sqm approx

Account - Marshall White | P: 03 9822 9999