

# 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

2/31 Bell Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$570,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2026 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	4/27 Grove Rd HAWTHORN 3122	\$533,000	14/04/2026
2	7/2 Brook St HAWTHORN 3122	\$545,000	21/03/2026
3	6/36 Mayston St HAWTHORN EAST 3123	\$540,000	13/01/2026

**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:

30/06/2026 09:44



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Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$540,000 - \$570,000  
Median Unit Price  
March quarter 2026: \$600,000

## Comparable Properties



4/27 Grove Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$533,000  
Method: Private Sale  
Date: 14/04/2026  
Property Type: Apartment



7/2 Brook St HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$545,000  
Method: Auction Sale  
Date: 21/03/2026  
Property Type: Apartment



6/36 Mayston St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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Price: \$540,000  
Method: Private Sale  
Date: 13/01/2026  
Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000



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