

# 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

34 Elgin 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 \$2,500,000 & \$2,750,000

### Median sale price

Median price \$3,222,500 Property Type House Suburb Hawthorn

Period - From 01/10/2025 to 31/12/2025 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	2 Younger Ct KEW 3101	\$2,000,000	22/11/2025
2	11 Barton St HAWTHORN 3122	\$2,500,000	29/09/2025
3	43 Hill St HAWTHORN 3122	\$2,300,000	15/08/2025

**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:

11/02/2026 13:53



 3  2  2

**Property Type:** House  
**Land Size:** 534 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,500,000 - \$2,750,000  
**Median House Price**  
 December quarter 2025: \$3,222,500

## Comparable Properties



**2 Younger Ct KEW 3101 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 372 sqm approx



**11 Barton St HAWTHORN 3122 (REI/VG)**

Agent Comments

 4  2  -

**Price:** \$2,500,000  
**Method:** Private Sale  
**Date:** 29/09/2025  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx



**43 Hill St HAWTHORN 3122 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$2,300,000  
**Method:** Auction Sale  
**Date:** 15/08/2025  
**Property Type:** House (Res)  
**Land Size:** 278 sqm approx

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