

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

Single price

\$2,800,000

Median sale price

Median price

\$2,970,000

Property Type

House

Suburb

Hawthorn

Period - From

01/01/2025

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:

23/03/2026 08:16



3 2 2

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

Indicative Selling Price
\$2,800,000
Median House Price
Year ending December 2025: \$2,970,000

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.

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