

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

492 BARKERS ROAD HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$6,500,000

&

\$6,880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

500 BARKERS ROAD HAWTHORN EAST VIC 3123

\$6,180,000

03-Aug-24

10 LYTTON STREET KEW VIC 3101

\$8,600,000

25-May-24

9 HIGHAM ROAD HAWTHORN EAST VIC 3123

\$8,760,000

06-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 22 October 2025



**500 BARKERS ROAD HAWTHORN
EAST VIC 3123**

 5  2  1

Sold Price

\$6,180,000

Sold Date **03-Aug-24**

Distance **0.06km**



10 LYTTON STREET KEW VIC 3101

 5  4  4

Sold Price

\$8,600,000

Sold Date **25-May-24**

Distance **0.85km**



**9 HIGHAM ROAD HAWTHORN
EAST VIC 3123**

 5  3  2

Sold Price

\$8,760,000

Sold Date **06-Mar-24**

Distance **0.34km**



**3 LINDA CRESCENT HAWTHORN
VIC 3122**

 5  2  2

Sold Price

\$8,175,000

Sold Date **17-Feb-25**

Distance **2.11km**



**200 BARKERS ROAD HAWTHORN
VIC 3122**

 5  3  -

Sold Price

\$8,150,000

Sold Date **14-Nov-24**

Distance **1.65km**



**29 SHAKESPEARE GROVE
HAWTHORN VIC 3122**

 5  3  2

Sold Price

\$7,800,000

Sold Date **14-Jul-25**

Distance **3.08km**

RS = Recent sale

UN = Undisclosed Sale

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36 ROWLAND STREET KEW VIC 3101

 5  4  3

Sold Price

RS - UN

Sold Date **10-Oct-25**

Distance **0.55km**



18 COLERIDGE STREET KEW VIC 3101

 5  5  4

Sold Price

\$7,700,000

Sold Date **19-May-25**

Distance **1.3km**



3 FAIRVIEW STREET HAWTHORN VIC 3122

 5  2  2

Sold Price

\$7,200,000

Sold Date **30-Aug-24**

Distance **2.46km**



43 LINDA CRESCENT HAWTHORN VIC 3122

 5  3  2

Sold Price

\$6,890,000

Sold Date **24-Apr-24**

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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