

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

8a Ercildoune Avenue, Hawthorn VIC 3122

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$2,800,000

Property Type

House

Suburb

Hawthorn

Period - From

02/12/2024

to

01/06/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1a Hastings Rd, Hawthorn East Vic	\$1,420,000	26/03/2025
5 Faircroft Av, Glen Iris Vic	\$1,300,000	17/12/2024
24 Wiseman St, Hawthorn East Vic	\$1,477,000	06/12/2024

This Statement of Information was prepared on:

02/06/2025