

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

4/11-13 ROBINSON ROAD HAWTHORN VIC 3122

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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,820,000

Property type

House

Suburb

Hawthorn

Period-from

01 Dec 2024

to

30 Nov 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

12/25 MALMSBURY STREET HAWTHORN VIC 3122	-	17-Nov-25
8/70 AUBURN ROAD HAWTHORN VIC 3122	\$1,275,000	04-Jul-25
9/32 FITZWILLIAM STREET KEW VIC 3101	-	08-Nov-25

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: 03 December 2025


**12/25 MALMSBURY STREET
HAWTHORN VIC 3122**
 2
  2
  2

Sold Price

RS - UN

 Sold Date **17-Nov-25**

 Distance **1.09km**

**8/70 AUBURN ROAD HAWTHORN
VIC 3122**
 3
  3
  1

Sold Price

\$1,275,000

 Sold Date **04-Jul-25**

 Distance **1.16km**

**9/32 FITZWILLIAM STREET KEW
VIC 3101**
 2
  1
  1

Sold Price

RS - UN

 Sold Date **08-Nov-25**

 Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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