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	24 Mowbray Street, Hawthorn East VIC 3123

Indicative selling price

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

Range between $4,100,000 & $4,400,000

Median sale price

Median price $2,555,000 Property Type House Suburb Hawthorn East

Period - From 28/02/2026 to 27/08/2026 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
38 Pine Av, Camberwell Vic	$4,450,000	21/03/2026
34 Anderson Rd, Hawthorn East Vic	$4,000,000	19/03/2026
44 Iris Rd, GLEN IRIS Vic	$4,188,000	07/03/2026

This Statement of Information was prepared on: 28/08/2026