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	14 Munro Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $3,065,000 Property Type House Suburb Hawthorn East

Period - From 01/10/2025 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	15 Carnarvon St HAWTHORN EAST 3123	$1,600,000	06/12/2025
2	61 Fletcher St HAWTHORN EAST 3123	$1,530,000	27/09/2025
3	9 Allen St HAWTHORN 3122	$1,500,000	14/11/2025

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: 12/02/2026 16:17

14 Munro Street, Hawthorn East Vic 3123



3 1 1

Property Type: House (Res)

Agent Comments

Mackenzie Field
9810 5000
0487 336 490
MackenzieField@jelliscraig.com.au

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
December quarter 2025: $3,065,000

Comparable Properties



15 Carnarvon St HAWTHORN EAST 3123 (REI)

3 1 1

Price: $1,600,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)

Agent Comments



61 Fletcher St HAWTHORN EAST 3123 (REI/VG)

3 1 1

Price: $1,530,000
Method: Private Sale
Date: 27/09/2025
Property Type: House
Land Size: 245 sqm approx

Agent Comments



9 Allen St HAWTHORN 3122 (REI/VG)

2 1 -

Price: $1,500,000
Method: Private Sale
Date: 14/11/2025
Property Type: House
Land Size: 238 sqm approx

Agent Comments

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