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	52 Hawthorn Road, Burwood East Vic 3151

Indicative selling price

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

Range between $770,000 & $840,000

Median sale price

Median price $1,426,000 Property Type House Suburb Burwood 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	23 Marong Tce FOREST HILL 3131	$895,000	03/12/2025
2	84 Orchard Gr BLACKBURN SOUTH 3130	$895,000	18/11/2025
3	53 Heathcote Dr FOREST HILL 3131	$845,000	30/10/2025

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: 06/02/2026 11:19

52 Hawthorn Road, Burwood East Vic 3151

JellisCraig

Hugh Francis
9908 5700
0401 265 338
hughfrancis@jelliscraig.com.au

Indicative Selling Price
$770,000 - $840,000
Median House Price
December quarter 2025: $1,426,000



3 1 2

Property Type: House
Land Size: 376 sqm approx

Agent Comments

Comparable Properties



23 Marong Tce FOREST HILL 3131 (REI/VG)

3 2 1

Price: $895,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: House (Res)
Land Size: 255 sqm approx

Agent Comments



84 Orchard Gr BLACKBURN SOUTH 3130 (REI)

3 1 1

Price: $895,000
Method: Private Sale
Date: 18/11/2025
Property Type: House
Land Size: 362 sqm approx

Agent Comments



53 Heathcote Dr FOREST HILL 3131 (REI/VG)

3 1 1

Price: $845,000
Method: Sold Before Auction
Date: 30/10/2025
Property Type: House (Res)
Land Size: 212 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE

propertydata .com.au

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