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	33a Fletcher Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,444,444 Property Type Townhouse Suburb Hawthorn East

Period - From 28/02/2025 to 27/02/2026 Source Property Data

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	1/229 Auburn Rd HAWTHORN 3122	$1,530,000	22/12/2025
2	28a Macartney Av KEW 3101	$1,688,000	26/11/2025
3	2/8 Clifton Rd HAWTHORN EAST 3123	$1,630,000	13/10/2025

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: 28/02/2026 13:10

33a Fletcher Street, Hawthorn East Vic 3123



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median Townhouse Price
28/02/2025 - 27/02/2026: $1,444,444

Comparable Properties



1/229 Auburn Rd HAWTHORN 3122 (REI)

3 2 2

Price: $1,530,000
Method: Private Sale
Date: 22/12/2025
Property Type: House

Agent Comments



28a Macartney Av KEW 3101 (REI/VG)

3 2 1

Price: $1,688,000
Method: Private Sale
Date: 26/11/2025
Property Type: House (Res)

Agent Comments



2/8 Clifton Rd HAWTHORN EAST 3123 (REI/VG)

3 3 2

Price: $1,630,000
Method: Private Sale
Date: 13/10/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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