Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	34 STATION STREET, HAWTHORN EAST, VIC 3123

Indicative selling price

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

Price Range:	$2,500,000 to $2,600,000

Median sale price

Median price	$1,583,000	Property type	House	Suburb	HAWTHORN EAST
Period	01 January 2026 to 31 March 2026	Source	pricefinder		

Comparable property sales

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
9 MORTIMER ST, KEW, VIC 3101	$2,585,000	22/11/2025
7 WOODBURN RD, HAWTHORN, VIC 3122	$2,380,000	29/11/2025
15 LESLIE ST, HAWTHORN, VIC 3122	$2,280,000	28/02/2026

This Statement of Information was prepared on: 20/04/2026