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	29 Munro Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,600,000 & $1,650,000

Median sale price

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

Period - From 30/03/2025 to 29/03/2026 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	10 Edlington St HAWTHORN 3122	$1,695,000	26/03/2026
2	33a Fletcher St HAWTHORN EAST 3123	$1,600,000	23/03/2026
3	15 Carnarvon St HAWTHORN EAST 3123	$1,600,000	06/12/2025

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: 30/03/2026 16:54

29 Munro Street, Hawthorn East Vic 3123



3 2 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000 - $1,650,000
Median House Price
30/03/2025 - 29/03/2026: $2,555,000

Comparable Properties



10 Edlington St HAWTHORN 3122 (REI)

3 1 2

Price: $1,695,000
Method: Auction Sale
Date: 26/03/2026
Property Type: House (Res)
Land Size: 280 sqm approx

Agent Comments



33a Fletcher St HAWTHORN EAST 3123 (REI)

3 2 2

Price: $1,600,000
Method: Private Sale
Date: 23/03/2026
Property Type: House

Agent Comments



15 Carnarvon St HAWTHORN EAST 3123 (REI/VG)

3 1 1

Price: $1,600,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 204 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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