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	28 Airedale Avenue, Hawthorn East Vic 3123

Indicative selling price

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

Range between $5,100,000 & $5,350,000

Median sale price

Median price $2,530,000 Property Type House Suburb Hawthorn East

Period - From 01/01/2026 to 31/03/2026 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	451 Glenferrie Rd KOOYONG 3144	$5,100,000	01/04/2026
2	19 Illawarra Rd HAWTHORN 3122	$5,000,000	21/03/2026
3	4 Spring Rd MALVERN 3144	$5,300,000	28/02/2026

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: 18/05/2026 17:33

28 Airedale Avenue, Hawthorn East Vic 3123

JellisCraig

Elsa Li
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5 5 4

Property Type: House
Land Size: 876 sqm approx

Agent Comments

Indicative Selling Price
$5,100,000 - $5,350,000
Median House Price
March quarter 2026: $2,530,000

Comparable Properties



451 Glenferrie Rd KOOYONG 3144 (REI)

5 3 4

Price: $5,100,000
Method: Private Sale
Date: 01/04/2026
Property Type: House (Res)
Land Size: 743 sqm approx

Agent Comments



19 Illawarra Rd HAWTHORN 3122 (REI)

4 2 2

Price: $5,000,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 820 sqm approx

Agent Comments



4 Spring Rd MALVERN 3144 (REI)

4 4 2

Price: $5,300,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House
Land Size: 836 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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