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	17 Anderson Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $6,500,000 & $7,150,000

Median sale price

Median price $2,504,777 Property Type House Suburb Hawthorn East

Period - From 01/05/2024 to 30/04/2025 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	7 Neave St HAWTHORN EAST 3123	$6,900,000	02/12/2024
2	21 Henderson Av MALVERN 3144	$6,600,000	21/12/2024
3	25 Widford St HAWTHORN EAST 3123	$6,550,000	02/04/2025

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: 01/05/2025 16:34

17 Anderson Road, Hawthorn East Vic 3123



7 4 5

Rooms: 14
Property Type: House
Land Size: 766 sqm approx

Agent Comments

Indicative Selling Price
$6,500,000 - $7,150,000
Median House Price
01/05/2024 - 30/04/2025: $2,504,777

Comparable Properties



7 Neave St HAWTHORN EAST 3123 (REI)

4 3 3

Price: $6,900,000
Method: Auction Sale
Date: 02/12/2024
Property Type: House (Res)
Land Size: 1473 sqm approx

Agent Comments



21 Henderson Av MALVERN 3144 (REI/VG)

5 2 4

Price: $6,600,000
Method: Expression of Interest
Date: 21/12/2024
Property Type: House (Res)
Land Size: 853 sqm approx

Agent Comments



25 Widford St HAWTHORN EAST 3123 (REI)

5 4 3

Price: $6,550,000
Method: Private Sale
Date: 02/04/2025
Property Type: House

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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