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	24 Caroline Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,650,000 & $1,800,000

Median sale price

Median price $2,635,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2025 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	7 Aberdeen St HAWTHORN EAST 3123	$1,918,000	09/05/2026
2	29 Munro St HAWTHORN EAST 3123	$1,782,000	09/04/2026
3	43 Roseberry St HAWTHORN EAST 3123	$1,790,000	18/03/2026

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: 03/06/2026 13:31

24 Caroline Street, Hawthorn East Vic 3123

JellisCraig

Ed Rafter
03 9810 5000
0432 217 085
EdRafter@jelliscraig.com.au

Indicative Selling Price
$1,650,000 - $1,800,000
Median House Price
Year ending March 2026: $2,635,000



3 1 2

Property Type: House (Res)
Land Size: 354 sqm approx

Agent Comments

Comparable Properties



7 Aberdeen St HAWTHORN EAST 3123 (REI)

3 2 -

Price: $1,918,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)

Agent Comments



29 Munro St HAWTHORN EAST 3123 (REI)

3 2 -

Price: $1,782,000
Method: Auction Sale
Date: 09/04/2026
Property Type: House (Res)

Agent Comments



43 Roseberry St HAWTHORN EAST 3123 (REI)

3 1 2

Price: $1,790,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: House (Res)
Land Size: 223 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511

REIV THE DIFFERENCE

propertydata .com.au

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