

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 \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,440,000 Property Type Townhouse 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	84 Liddiard St HAWTHORN 3122	\$1,860,000	17/12/2025
2	17 Scott St KEW 3101	\$1,825,000	08/10/2025
3			

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 13:38



Rooms: 5

Property Type: House

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



84 Liddiard St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,860,000

Method: Expression of Interest

Date: 17/12/2025

Property Type: House (Res)

Land Size: 356 sqm approx



17 Scott St KEW 3101 (REI/VG)

Agent Comments



Price: \$1,825,000

Method: Sold Before Auction

Date: 08/10/2025

Property Type: House (Res)

Land Size: 225 sqm approx

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.