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	2 Miami Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $2,300,000 & $2,400,000

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	38 Campbell Gr HAWTHORN EAST 3123	$2,410,000	15/05/2026
2	3 Avenue Victoria HAWTHORN EAST 3123	$2,330,000	26/03/2026
3	196 Auburn Rd HAWTHORN 3122	$2,360,000	26/02/2026

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: 20/05/2026 13:57

2 Miami Street, Hawthorn East Vic 3123

JellisCraig

Karen Chung
03 9810 5000
0488 618 816
KarenChung@jelliscraig.com.au

Indicative Selling Price
$2,300,000 - $2,400,000
Median House Price
March quarter 2026: $2,530,000



5 2 2

Property Type: House
Land Size: 732 sqm approx

Agent Comments

Comparable Properties



38 Campbell Gr HAWTHORN EAST 3123 (REI)

3 1 2

Price: $2,410,000
Method: Sold Before Auction
Date: 15/05/2026
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



3 Avenue Victoria HAWTHORN EAST 3123 (REI/VG)

4 2 2

Price: $2,330,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)
Land Size: 748 sqm approx

Agent Comments



196 Auburn Rd HAWTHORN 3122 (REI)

4 1 2

Price: $2,360,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE | propertydata.com.au

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