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	2A Station Street, Hawthorn East Vic 3123

Indicative selling price

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

Single price $1,045,000

Median sale price

Median price $670,000 Property Type Unit 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	16/25 Malmsbury St HAWTHORN 3122	$1,000,000	10/05/2026
2	5/32 Berkeley St HAWTHORN 3122	$1,055,000	24/02/2026
3	7/910 Glenferrie Rd KEW 3101	$1,021,000	21/02/2026

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: 03/06/2026 12:53

2A Station Street, Hawthorn East Vic 3123



2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,045,000
Median Unit Price
March quarter 2026: $670,000

Comparable Properties



16/25 Malmsbury St HAWTHORN 3122 (REI)

2 2 2

Price: $1,000,000
Method: Private Sale
Date: 10/05/2026
Property Type: Townhouse (Res)

Agent Comments



5/32 Berkeley St HAWTHORN 3122 (REI/VG)

3 1 1

Price: $1,055,000
Method: Sold Before Auction
Date: 24/02/2026
Property Type: Apartment

Agent Comments



7/910 Glenferrie Rd KEW 3101 (REI/VG)

2 1 1

Price: $1,021,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Villa

Agent Comments

Account - Marshall White | P: 03 9822 9999

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