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	23 Broomfield Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $2,300,000 & $2,500,000

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	39 Auburn Gr HAWTHORN EAST 3123	$2,530,000	28/03/2026
2	20 Falmouth St HAWTHORN 3122	$2,350,000	23/02/2026
3	15 Leslie St HAWTHORN 3122	$2,280,000	28/02/2026

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: 30/04/2026 10:27

23 Broomfield Road, Hawthorn East Vic 3123

JellisCraig

Campbell Ward
03 9810 5070
0402 124 939
campbellward@jelliscraig.com.au



4 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
March quarter 2026: $2,530,000

Comparable Properties



39 Auburn Gr HAWTHORN EAST 3123 (REI)

4 2 2

Price: $2,530,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)

Agent Comments



20 Falmouth St HAWTHORN 3122 (VG)

4 - -

Price: $2,350,000
Method: Sale
Date: 23/02/2026
Property Type: House - Attached House N.E.C.
Land Size: 309 sqm approx

Agent Comments



15 Leslie St HAWTHORN 3122 (REI)

4 2 -

Price: $2,280,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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