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	29 Mount Ida Avenue, Hawthorn East Vic 3123

Indicative selling price

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

Single price $3,095,000

Median sale price

Median price $2,555,000 Property Type House Suburb Hawthorn East

Period - From 01/07/2025 to 30/06/2026 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	2 Heather Ct HAWTHORN EAST 3123	$2,900,000	14/04/2026
2	51 Leura Gr HAWTHORN EAST 3123	$3,470,000	28/03/2026
3	19 Selwood St HAWTHORN EAST 3123	$3,100,000	25/02/2026

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: 10/08/2026 09:41

29 Mount Ida Avenue, Hawthorn East Vic 3123

Nick Ptak
03 8862 4913
0413 370 442
nick.ptak@marshallwhite.com.au



4 1 4

Property Type: House (Res)
Land Size: 581 sqm approx

Agent Comments

Indicative Selling Price
$3,095,000
Median House Price
Year ending June 2026: $2,555,000

Comparable Properties



2 Heather Ct HAWTHORN EAST 3123 (REI/VG)

4 2 2

Price: $2,900,000
Method: Private Sale
Date: 14/04/2026
Property Type: House (Res)
Land Size: 748 sqm approx

Agent Comments



51 Leura Gr HAWTHORN EAST 3123 (REI/VG)

5 3 2

Price: $3,470,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments



19 Selwood St HAWTHORN EAST 3123 (REI/VG)

3 2 2

Price: $3,100,000
Method: Sold Before Auction
Date: 25/02/2026
Property Type: House (Res)
Land Size: 550 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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