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	45 Victoria Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $2,600,000 & $2,850,000

Median sale price

Median price $2,876,000 Property Type House Suburb Hawthorn East

Period - From 01/01/2023 to 31/03/2023 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	50 Rathmines Rd HAWTHORN EAST 3123	$2,846,000	25/02/2023
2	27 Kasouka Rd CAMBERWELL 3124	$2,820,000	25/02/2023
3	2 Franks Gr KEW 3101	$2,800,000	19/11/2022

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: 28/04/2023 12:09

45 Victoria Road, Hawthorn East Vic 3123

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Indicative Selling Price
$2,600,000 - $2,850,000
Median House Price
March quarter 2023: $2,876,000



- -

Property Type:
Agent Comments

Comparable Properties



50 Rathmines Rd HAWTHORN EAST 3123 (REI)

4 2 1

Agent Comments

Price: $2,846,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 571 sqm approx



27 Kasouka Rd CAMBERWELL 3124 (REI)

3 2 2

Agent Comments

Price: $2,820,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 579 sqm approx



2 Franks Gr KEW 3101 (REI/VG)

4 2 2

Agent Comments

Price: $2,800,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 598 sqm approx

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