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	3 Edward Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $2,700,000 & $2,900,000

Median sale price

Median price $2,900,000 Property Type House Suburb Hawthorn

Period - From 08/11/2023 to 07/11/2024 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	8 Foley St KEW 3101	$2,760,000	23/10/2024
2	76 Edgevale Rd KEW 3101	$2,850,000	29/08/2024
3	14 Wattle Gr HAWTHORN 3122	$2,900,000	25/05/2024

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: 08/11/2024 09:38

3 Edward Street, Hawthorn Vic 3122

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4 4 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,700,000 - $2,900,000
Median House Price
08/11/2023 - 07/11/2024: $2,900,000

Comparable Properties



8 Foley St KEW 3101 (REI)

3 2 2

Price: $2,760,000
Method: Auction Sale
Date: 23/10/2024
Property Type: House (Res)

Agent Comments



76 Edgevale Rd KEW 3101 (REI)

3 3 1

Price: $2,850,000
Method: Private Sale
Date: 29/08/2024
Property Type: House (Res)

Agent Comments



14 Wattle Gr HAWTHORN 3122 (REI/VG)

4 3 2

Price: $2,900,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 228 sqm approx

Agent Comments

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