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	2 Hugh Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $2,459,000 Property Type House Suburb Hawthorn East

Period - From 01/07/2023 to 30/06/2024 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	25 Canterbury Pl HAWTHORN EAST 3123	$1,645,000	20/04/2024
2	60 Anderson Rd HAWTHORN EAST 3123	$1,700,000	23/03/2024
3	6 Mount Ida Av HAWTHORN EAST 3123	$1,600,000	27/02/2024

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: 14/08/2024 14:01

2 Hugh Street, Hawthorn East Vic 3123

Doug McLauchlan
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0418 377 718
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3 2 2

Rooms: 8
Property Type: House
Land Size: 334.626 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
Year ending June 2024: $2,459,000

Comparable Properties



25 Canterbury Pl HAWTHORN EAST 3123 (REI/VG)

4 2 2

Price: $1,645,000
Method: Private Sale
Date: 20/04/2024
Property Type: House
Land Size: 317 sqm approx

Agent Comments



60 Anderson Rd HAWTHORN EAST 3123 (REI)

3 2 2

Price: $1,700,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)

Agent Comments



6 Mount Ida Av HAWTHORN EAST 3123 (REI/VG)

3 1 2

Price: $1,600,000
Method: Private Sale
Date: 27/02/2024
Property Type: House
Land Size: 333 sqm approx

Agent Comments

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