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	19 Elphin Grove, Hawthorn, VIC 3122

Indicative selling price

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

Single price	$4,300,000	or range between		&

Median sale price

Median price	$2,792,500	Property type	House	Suburb	Hawthorn
Period - From	03/04/2024	to	02/10/2024	Source	pdol

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	6 Young Street, KEW 3101	$5,250,000	05/07/2024
2	18 Gladstone St, KEW 3101	$4,250,000	13/08/2024
3			

This Statement of Information was prepared on: 03/10/2024

CONSUMER AFFAIRS VICTORIA