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 Mowbray Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,750,000 & $1,900,000

Median sale price

Median price $2,407,500 Property Type House Suburb Hawthorn East

Period - From 03/02/2024 to 02/02/2025 Source Property Data

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	17 Campbell Gr HAWTHORN EAST 3123	$1,800,000	03/02/2025
2	42 Invermay Gr HAWTHORN EAST 3123	$1,955,000	22/12/2024
3	5 Hugh St HAWTHORN EAST 3123	$1,810,000	09/11/2024

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: 03/02/2025 15:17

2 Mowbray Street, Hawthorn East Vic 3123

Andrew Gibbons
03 8862 4948
0407 577 007
andrew.gibbons@marshallwhite.com.au



3 2 2

Rooms: 6
Property Type: House
Land Size: 460 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,900,000
Median House Price
03/02/2024 - 02/02/2025: $2,407,500

Comparable Properties



17 Campbell Gr HAWTHORN EAST 3123 (REI)

4 1 2

Price: $1,800,000
Method: Private Sale
Date: 03/02/2025
Property Type: House
Land Size: 436 sqm approx

Agent Comments



42 Invermay Gr HAWTHORN EAST 3123 (REI)

3 2 2

Price: $1,955,000
Method: Private Sale
Date: 22/12/2024
Property Type: House

Agent Comments



5 Hugh St HAWTHORN EAST 3123 (REI/VG)

3 2 2

Price: $1,810,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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