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	27 Munro 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 & $1,600,000

Median sale price

Median price $2,375,000 Property Type House Suburb Hawthorn East

Period - From 01/01/2024 to 31/12/2024 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	14a Hastings Rd HAWTHORN EAST 3123	$1,735,000	20/12/2024
2	75 Roseberry St HAWTHORN EAST 3123	$1,640,000	16/12/2024
3	7 Scott St KEW 3101	$1,675,000	30/11/2024

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: 18/02/2025 17:19

27 Munro Street, Hawthorn East Vic 3123



3 1

Property Type: House
Land Size: 267.453 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending December 2024: $2,375,000

Comparable Properties



14a Hastings Rd HAWTHORN EAST 3123 (REI)

3 2 1

Price: $1,735,000
Method: Private Sale
Date: 20/12/2024
Property Type: House
Land Size: 300 sqm approx

Agent Comments



75 Roseberry St HAWTHORN EAST 3123 (REI)

2 1 2

Price: $1,640,000
Method: Private Sale
Date: 16/12/2024
Property Type: House (Res)

Agent Comments



7 Scott St KEW 3101 (REI/VG)

3 1 1

Price: $1,675,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 245 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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