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<br>Including suburb and postcode | 131 Victoria Road, Hawthorn East Vic 3123 |

## Indicative selling price

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

Range between $2,700,000 & $2,950,000

## Median sale price

Median price $2,400,000 Property Type House Suburb Hawthorn East

Period - From 12/03/2024 to 11/03/2025 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 | 65 Victoria Rd HAWTHORN EAST 3123 | $2,905,000 | 03/03/2025 |
| 2 | 23 Johnson St HAWTHORN 3122 | $3,100,000 | 26/10/2024 |
| 3 | 1 Broadway CAMBERWELL 3124 | $2,890,000 | 14/09/2024 |

**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: 12/03/2025 14:09

# 131 Victoria Road, Hawthorn East Vic 3123



4 3 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$2,700,000 - $2,950,000
**Median House Price**
12/03/2024 - 11/03/2025: $2,400,000

## Comparable Properties



**65 Victoria Rd HAWTHORN EAST 3123 (REI)**

4 2 -

**Price:** $2,905,000
**Method:** Private Sale
**Date:** 03/03/2025
**Property Type:** House
**Land Size:** 446 sqm approx

Agent Comments



**23 Johnson St HAWTHORN 3122 (REI/VG)**

5 2 1

**Price:** $3,100,000
**Method:** Auction Sale
**Date:** 26/10/2024
**Property Type:** House (Res)
**Land Size:** 411 sqm approx

Agent Comments



**1 Broadway CAMBERWELL 3124 (REI)**

4 2 1

**Price:** $2,890,000
**Method:** Auction Sale
**Date:** 14/09/2024
**Property Type:** House (Res)
**Land Size:** 749 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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