

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

15 Glen Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$3,300,000

&

\$3,500,000

Median sale price

Median price \$2,800,000

Property Type House

Suburb Hawthorn

Period - From 18/03/2024

to

17/03/2025

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	29 Myrniong Gr HAWTHORN EAST 3123	\$3,500,000	09/12/2024
2	4 Tarring Rd HAWTHORN EAST 3123	\$3,312,000	07/12/2024
3	5 Mount Ida Av HAWTHORN EAST 3123	\$3,425,000	19/10/2024

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:

18/03/2025 12:34



 3  1  2

Property Type:

Land Size: 773 sqm approx

Agent Comments

Comparable Properties



29 Myrniong Gr HAWTHORN EAST 3123 (VG)

Agent Comments

 3  -  -

Price: \$3,500,000

Method: Sale

Date: 09/12/2024

Property Type: House (Res)

Land Size: 858 sqm approx



4 Tarring Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 4  2  2

Price: \$3,312,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 750 sqm approx



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

Agent Comments

 3  2  2

Price: \$3,425,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 658 sqm approx