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	22a Airedale Avenue, Hawthorn Vic 3122

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,800,000 Property Type House Suburb Hawthorn

Period - From 01/04/2024 to 31/03/2025 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	6 Clifton Gr HAWTHORN EAST 3123	$1,901,111	09/04/2025
2	2 Mowbray St HAWTHORN EAST 3123	$2,185,000	01/03/2025
3	33 Broomfield Rd HAWTHORN EAST 3123	$2,115,000	11/12/2024

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: 23/04/2025 11:14

22a Airedale Avenue, Hawthorn Vic 3122



3 2 2

Property Type: House
Land Size: 417 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
Year ending March 2025: $2,800,000

Comparable Properties



6 Clifton Gr HAWTHORN EAST 3123 (REI)

3 2 2

Price: $1,901,111
Method: Auction Sale
Date: 09/04/2025
Property Type: House (Res)

Agent Comments



2 Mowbray St HAWTHORN EAST 3123 (REI)

3 2 2

Price: $2,185,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)

Agent Comments



33 Broomfield Rd HAWTHORN EAST 3123 (REI/VG)

3 2 2

Price: $2,115,000
Method: Private Sale
Date: 11/12/2024
Property Type: House
Land Size: 481 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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