

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

89 Pleasant Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,440,000 Property Type House Suburb Hawthorn East

Period - From 01/01/2025 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	5 Clifton Gr HAWTHORN EAST 3123	\$2,566,000	04/03/2025
2	4a Beaconsfield Rd HAWTHORN EAST 3123	\$2,685,000	01/03/2025
3	26 Bellett St CAMBERWELL 3124	\$2,571,000	27/02/2025

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:

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Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

March quarter 2025: \$2,440,000



4 2 2

Rooms: 7

Property Type: House

Land Size: 500 sqm approx

Agent Comments

Comparable Properties



5 Clifton Gr HAWTHORN EAST 3123 (REI)

Agent Comments

5 3 2

Price: \$2,566,000

Method: Private Sale

Date: 04/03/2025

Property Type: House



4a Beaconsfield Rd HAWTHORN EAST 3123 (REI)

Agent Comments

3 2 2

Price: \$2,685,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)



26 Bellett St CAMBERWELL 3124 (REI)

Agent Comments

4 2 3

Price: \$2,571,000

Method: Auction Sale

Date: 27/02/2025

Property Type: House (Res)

