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

31 Fairview Street, Hawthorn Vic 3122

Indicative selling price

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

Single price $4,995,000

Median sale price

| Median price | $2,745,000 | Property Type | House | Suburb | Hawthorn |

| Period - From | 25/06/2024 | to | 24/06/2025 | 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	37 Shakespeare Gr HAWTHORN 3122	$4,300,000	31/05/2025
2	8 Elmie St HAWTHORN 3122	$4,850,000	31/05/2025
3	9 Riversdale Ct HAWTHORN 3122	$5,100,000	18/05/2025

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: 25/06/2025 09:22

CONSUMER AFFAIRS VICTORIA

📛 4   🛁 3   🚗 2

Rooms: 10
Property Type: House (Res)
Land Size: 771 sqm approx

Agent Comments

Indicative Selling Price
$4,995,000
Median House Price
25/06/2024 - 24/06/2025: $2,745,000

Comparable Properties

37 Shakespeare Gr HAWTHORN 3122 (REI)

📛 5   🛁 3   🚗 2

Price: $4,300,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 750 sqm approx

Agent Comments

8 Elmie St HAWTHORN 3122 (REI)

📛 4   🛁 4   🚗 2

Price: $4,850,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House
Land Size: 767 sqm approx

Agent Comments

9 Riversdale Ct HAWTHORN 3122 (REI)

📛 5   🛁 3   🚗 2

Price: $5,100,000
Method: Sold Before Auction
Date: 18/05/2025
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511