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	5 Bethune Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $3,700,000 & $4,000,000

Median sale price

Median price $2,566,000 Property Type House Suburb Hawthorn East

Period - From 04/06/2024 to 03/06/2025 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	7 Cole St HAWTHORN EAST 3123	$3,800,000	17/05/2025
2	14 Sunnyside Av CAMBERWELL 3124	$3,825,000	12/04/2025
3	10 Sunnyside Av CAMBERWELL 3124	$3,980,000	28/03/2025

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: 04/06/2025 00:50

5 Bethune Street, Hawthorn East Vic 3123



4 2 3

Property Type: House
Land Size: 891 sqm approx

Agent Comments

Indicative Selling Price
$3,700,000 - $4,000,000
Median House Price
04/06/2024 - 03/06/2025: $2,566,000

Comparable Properties

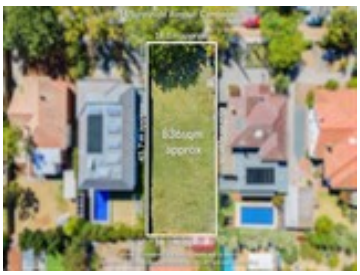


7 Cole St HAWTHORN EAST 3123 (REI)

5 2 2

Price: $3,800,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments



14 Sunnyside Av CAMBERWELL 3124 (REI)

4 2 2

Price: $3,825,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



10 Sunnyside Av CAMBERWELL 3124 (REI)

3 1 2

Price: $3,980,000
Method: Auction Sale
Date: 28/03/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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