

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 Munro Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,650,000 & \$1,700,000

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	27 Bowler St HAWTHORN EAST 3123	\$1,675,000	24/05/2025
2	59 Roseberry St HAWTHORN EAST 3123	\$1,625,000	27/03/2025
3	27 Munro St HAWTHORN EAST 3123	\$1,720,000	15/03/2025

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:

23/06/2025 16:19



 3
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Property Type: House
Land Size: 264 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,700,000
Median House Price
 March quarter 2025: \$2,440,000

Comparable Properties



27 Bowler St HAWTHORN EAST 3123 (REI)

Agent Comments

 3
  2
  2

Price: \$1,675,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)



59 Roseberry St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$1,625,000
Method: Sold Before Auction
Date: 27/03/2025
Property Type: House (Res)
Land Size: 255 sqm approx



27 Munro St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$1,720,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 268 sqm approx

Account - Marshall White | P: 03 9822 9999



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