

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 8/81 Pleasant Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Hawthorn East

Period - From 02/06/2024 to 01/06/2025 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	2/494 Glenferrie Rd HAWTHORN 3122	\$622,500	12/04/2025
2	9/43 Inglesby Rd CAMBERWELL 3124	\$629,000	09/04/2025
3	4/15 Illawarra Rd HAWTHORN 3122	\$645,000	22/02/2025

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: 02/06/2025 10:36



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Property Type: Apartment

Agent Comments

Sebastian Scanlon
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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

02/06/2024 - 01/06/2025: \$600,000

Comparable Properties



2/494 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$622,500

Method: Private Sale

Date: 12/04/2025

Property Type: Apartment



9/43 Inglesby Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

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Price: \$629,000

Method: Private Sale

Date: 09/04/2025

Property Type: Apartment



4/15 Illawarra Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$645,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Apartment

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