

# 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 9 Kaikoura Avenue, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,370,000 & \$1,500,000

### Median sale price

Median price \$2,645,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2025 to 30/06/2025 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	3/12 Kenilworth Gr GLEN IRIS 3146	\$1,530,000	28/06/2025
2	1/346 Auburn Rd HAWTHORN 3122	\$1,350,000	11/06/2025
3	2a Osborne Av GLEN IRIS 3146	\$1,410,000	17/05/2025

**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: 13/08/2025 12:52



4   
 2   
 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**  
 \$1,370,000 - \$1,500,000  
**Median House Price**  
 June quarter 2025: \$2,645,000

## Comparable Properties



3/12 Kenilworth Gr GLEN IRIS 3146 (REI/VG)

Agent Comments

3   
 2   
 2

**Price:** \$1,530,000  
**Method:** Auction Sale  
**Date:** 28/06/2025  
**Property Type:** Townhouse (Res)



1/346 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

3   
 2   
 2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 11/06/2025  
**Property Type:** Townhouse (Single)



2a Osborne Av GLEN IRIS 3146 (REI)

Agent Comments

3   
 2   
 2

**Price:** \$1,410,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** House (Res)  
**Land Size:** 183 sqm approx

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



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