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	4 Miami Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,450,000 & $1,550,000

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	1a Hastings Rd HAWTHORN EAST 3123	$1,420,000	26/03/2025
2	6/1 Monaro Rd KOOYONG 3144	$1,600,000	18/03/2025
3	18 Avenue Rd CAMBERWELL 3124	$1,515,000	07/03/2025

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: 08/08/2025 12:25

4 Miami Street, Hawthorn East Vic 3123

JellisCraig



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
June quarter 2025: $2,645,000

Comparable Properties



1a Hastings Rd HAWTHORN EAST 3123 (REI/VG)

2 | 1 | 1

Price: $1,420,000
Method: Private Sale
Date: 26/03/2025
Property Type: House (Res)
Land Size: 282 sqm approx

Agent Comments



6/1 Monaro Rd KOOYONG 3144 (REI/VG)

3 | 2 | 2

Price: $1,600,000
Method: Private Sale
Date: 18/03/2025
Property Type: Townhouse (Single)
Land Size: 221 sqm approx

Agent Comments



18 Avenue Rd CAMBERWELL 3124 (REI/VG)

3 | 2 | 1

Price: $1,515,000
Method: Private Sale
Date: 07/03/2025
Property Type: House
Land Size: 241 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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