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 Maraquita Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $2,592,500 Property Type House Suburb Hawthorn East

Period - From 07/08/2024 to 06/08/2025 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	18 Norfolk Pl MALVERN 3144	$1,450,000	10/07/2025
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: 07/08/2025 11:30

9 Maraquita Grove, Hawthorn East Vic 3123

Dean Brooks
03 9889 3990
0412 055 511
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4 2 2

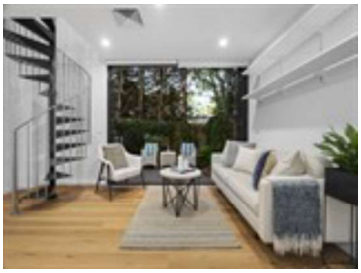
Property Type: House
Land Size: 173 sqm approx

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
07/08/2024 - 06/08/2025: $2,592,500

Agent Comments

With every requirement for effortless and contemporary living carefully considered, this striking double storey town residence presents a rare opportunity to enjoy all the benefits of a spacious layout on a low maintenance allotment.

Comparable Properties



18 Norfolk Pl MALVERN 3144 (REI/VG)

3 2 2

Price: $1,450,000
Method: Private Sale
Date: 10/07/2025
Property Type: Townhouse (Single)

Agent Comments



1/346 Auburn Rd HAWTHORN 3122 (REI)

3 2 2

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

Agent Comments



2a Osborne Av GLEN IRIS 3146 (REI)

3 2 2

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

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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