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<br>Including suburb and postcode | 10 Temple Street, Hawthorn East Vic 3123 |

## Indicative selling price

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

Single price $1,575,000

## Median sale price

Median price $2,502,389 Property Type House Suburb Hawthorn East

Period - From 11/09/2024 to 10/09/2025 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 | 112 Rathmines Rd HAWTHORN EAST 3123 | $1,605,000 | 22/07/2025 |
| 2 | 31 Munro St HAWTHORN EAST 3123 | $1,650,000 | 25/06/2025 |
| 3 | 1077 Burke Rd HAWTHORN EAST 3123 | $1,615,000 | 12/04/2025 |

**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: 11/09/2025 16:52

# 10 Temple Street, Hawthorn East Vic 3123

JellisCraig

Lloyd Lawton
03 9810 5054
0403229433
lloydlawton@jelliscraig.com.au




3 2 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$1,575,000
**Median House Price**
11/09/2024 - 10/09/2025: $2,502,389

## Comparable Properties



**112 Rathmines Rd HAWTHORN EAST 3123 (REI/VG)**

2 1 1

**Price:** $1,605,000
**Method:** Private Sale
**Date:** 22/07/2025
**Property Type:** House
**Land Size:** 390 sqm approx

Agent Comments



**31 Munro St HAWTHORN EAST 3123 (REI)**

3 1 -

**Price:** $1,650,000
**Method:** Sold Before Auction
**Date:** 25/06/2025
**Property Type:** House (Res)
**Land Size:** 264 sqm approx

Agent Comments



**1077 Burke Rd HAWTHORN EAST 3123 (REI/VG)**

3 1 2

**Price:** $1,615,000
**Method:** Auction Sale
**Date:** 12/04/2025
**Property Type:** House (Res)
**Land Size:** 370 sqm approx

Agent Comments



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