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	46 Pleasant Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $3,100,000 & $3,400,000

Median sale price

Median price $2,612,500 Property Type House Suburb Hawthorn East

Period - From 19/08/2024 to 18/08/2025 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	9 Pleasant Rd HAWTHORN EAST 3123	$2,900,100	19/03/2025
2	6 Clive Rd HAWTHORN EAST 3123	$3,525,000	22/02/2025
3			

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: 19/08/2025 22:00

46 Pleasant Road, Hawthorn East Vic 3123



4 3 3

Rooms: 8
Property Type: House (Res)
Land Size: 672 sqm approx

Agent Comments

Indicative Selling Price
$3,100,000 - $3,400,000
Median House Price
19/08/2024 - 18/08/2025: $2,612,500

Comparable Properties



9 Pleasant Rd HAWTHORN EAST 3123 (REI/VG)

4 2 4

Price: $2,900,100
Method: Sold Before Auction
Date: 19/03/2025
Property Type: House (Res)
Land Size: 736 sqm approx

Agent Comments



6 Clive Rd HAWTHORN EAST 3123 (REI/VG)

4 2 2

Price: $3,525,000
Method: Private Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 635 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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