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	11 Gillman Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

Median price $2,580,000 Property Type House Suburb Hawthorn East

Period - From 13/08/2024 to 12/08/2025 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	42 Canterbury Rd CAMBERWELL 3124	$3,405,000	04/07/2025
2	34 Mayston St HAWTHORN EAST 3123	$3,200,000	17/05/2025
3	49 Rathmines Rd HAWTHORN EAST 3123	$3,400,000	14/04/2025

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: 13/08/2025 16:35

11 Gillman Street, Hawthorn East Vic 3123

JellisCraig



4

Property Type: House (Res)
Land Size: 552 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
13/08/2024 - 12/08/2025: $2,580,000

Comparable Properties



42 Canterbury Rd CAMBERWELL 3124 (REI)

4 3 4

Price: $3,405,000
Method: Private Sale
Date: 04/07/2025
Property Type: House
Land Size: 707 sqm approx

Agent Comments



34 Mayston St HAWTHORN EAST 3123 (REI/VG)

4 2 3

Price: $3,200,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 666 sqm approx

Agent Comments



49 Rathmines Rd HAWTHORN EAST 3123 (REI/VG)

4 1 2

Price: $3,400,000
Method: Private Sale
Date: 14/04/2025
Property Type: House (Res)
Land Size: 955 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

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