

# 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 38 Fletcher Street, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$2,050,000

### Median sale price

Median price \$2,525,000 Property Type House Suburb Hawthorn East

Period - From 01/10/2024 to 30/09/2025 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	10 Clifton Gr HAWTHORN EAST 3123	\$2,070,000	06/09/2025
2	21 Hull St HAWTHORN 3122	\$1,960,000	24/09/2025
3	18 Hunter St HAWTHORN 3122	\$1,910,000	24/05/2025

**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: 09/10/2025 14:00



3   2   1

**Property Type:** House

**Agent Comments**

Mackenzie Field  
9810 5000  
0487 336 490

MackenzieField@jelliscraig.com.au

**Indicative Selling Price**

\$1,900,000 - \$2,050,000

**Median House Price**

Year ending September 2025: \$2,525,000

## Comparable Properties



**10 Clifton Gr HAWTHORN EAST 3123 (REI)**

**Agent Comments**

3   1   2

**Price:** \$2,070,000

**Method:** Auction Sale

**Date:** 06/09/2025

**Property Type:** House (Res)



**21 Hull St HAWTHORN 3122 (REI)**

**Agent Comments**

3   2   -

**Price:** \$1,960,000

**Method:** Sold Before Auction

**Date:** 24/09/2025

**Property Type:** House (Res)



**18 Hunter St HAWTHORN 3122 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$1,910,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** House (Res)

**Land Size:** 252 sqm approx

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



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