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	7 Havelock Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,300,000 & $1,430,000

Median sale price

Median price $1,165,000 Property Type Townhouse Suburb Hawthorn East

Period - From 22/09/2024 to 21/09/2025 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	1/4 Fletcher St HAWTHORN EAST 3123	$1,410,000	28/07/2025
2	1/346 Auburn Rd HAWTHORN 3122	$1,350,000	11/06/2025
3	2/66 Campbell Rd HAWTHORN EAST 3123	$1,340,000	31/05/2025

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: 22/09/2025 14:55

7 Havelock Road, Hawthorn East Vic 3123

JellisCraig

Chris Daly
03 9810 5000
0432 056 911
ChrisDaly@jelliscraig.com.au



3 2 2

Rooms: 6
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median Townhouse Price
22/09/2024 - 21/09/2025: $1,165,000

Comparable Properties



1/4 Fletcher St HAWTHORN EAST 3123 (REI/VG)

3 2 2

Price: $1,410,000
Method: Sold Before Auction
Date: 28/07/2025
Rooms: 4
Property Type: Unit

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



2/66 Campbell Rd HAWTHORN EAST 3123 (REI/VG)

3 1 1

Price: $1,340,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)

Agent Comments

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