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	83 St Helens Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $2,450,000 & $2,650,000

Median sale price

Median price $2,645,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2025 to 30/06/2025 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	2 Bonfield Av HAWTHORN EAST 3123	$2,500,000	02/08/2025
2	16 Robinson Rd HAWTHORN 3122	$2,488,000	28/05/2025
3	732 Burwood Rd HAWTHORN EAST 3123	$2,620,000	23/05/2025

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: 02/10/2025 17:44

83 St Helens Road, Hawthorn East Vic 3123

JellisCraig

Richard Winneke
03 9810 5081
0418 136 858
richardwinneke@jelliscraig.com.au



3 2 3

Property Type:
Land Size: 480 sqm approx

Agent Comments

Indicative Selling Price
$2,450,000 - $2,650,000
Median House Price
June quarter 2025: $2,645,000

Comparable Properties



2 Bonfield Av HAWTHORN EAST 3123 (REI)

3 2 2

Price: $2,500,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)

Agent Comments



16 Robinson Rd HAWTHORN 3122 (REI)

3 2 2

Price: $2,488,000
Method: Private Sale
Date: 28/05/2025
Property Type: House
Land Size: 476 sqm approx

Agent Comments



732 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

3 3 2

Price: $2,620,000
Method: Sold Before Auction
Date: 23/05/2025
Property Type: House
Land Size: 327 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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