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	44 Anderson Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $3,900,000 & $4,200,000

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	5 Bethune St HAWTHORN EAST 3123	$3,986,000	26/06/2025
2	24 Currajong Av CAMBERWELL 3124	$3,975,000	06/09/2025
3	37 Mayston St HAWTHORN EAST 3123	$3,831,000	02/08/2025

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: 15/09/2025 16:12

44 Anderson Road, Hawthorn East Vic 3123



4 2 2

Property Type: House
Land Size: 817 sqm approx

Agent Comments

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Indicative Selling Price
$3,900,000 - $4,200,000
Median House Price
June quarter 2025: $2,645,000

Comparable Properties



5 Bethune St HAWTHORN EAST 3123 (REI)

4 2 3

Price: $3,986,000
Method: Sold Before Auction
Date: 26/06/2025
Property Type: House (Res)
Land Size: 891 sqm approx

Agent Comments



24 Currajong Av CAMBERWELL 3124 (REI)

3 2 2

Price: $3,975,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



37 Mayston St HAWTHORN EAST 3123 (REI)

3 2 7

Price: $3,831,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 922 sqm approx

Agent Comments

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