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	27 Constance Street, Hawthorn East Vic 3123

Indicative selling price

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

Single price $3,850,000

Median sale price

Median price $2,540,000 Property Type House Suburb Hawthorn East

Period - From 01/07/2025 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	46 Pleasant Rd HAWTHORN EAST 3123	$3,775,000	13/09/2025
2	27 Swinburne Av HAWTHORN 3122	$3,700,000	13/08/2025
3			

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: 20/10/2025 09:28

27 Constance Street, Hawthorn East Vic 3123

JellisCraig

Campbell Ward
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0402 124 939
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5 2 3

Property Type: House

Agent Comments

Indicative Selling Price
$3,850,000
Median House Price
September quarter 2025: $2,540,000

Comparable Properties



46 Pleasant Rd HAWTHORN EAST 3123 (REI)

4 3 3

Price: $3,775,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)

Agent Comments



27 Swinburne Av HAWTHORN 3122 (REI)

4 2 3

Price: $3,700,000
Method: Sold Before Auction
Date: 13/08/2025
Property Type: House (Res)
Land Size: 670 sqm approx

Agent Comments

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. A relevant sale — 7 Constance Street, Hawthorn East, sold on 24 November 2024 for $4,110,000

REIV THE DIFFERENCE

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