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	3/30 Munro Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $575,000 & $625,000

Median sale price

Median price $595,500 Property Type Unit 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	207/81-83 Riversdale Rd HAWTHORN 3122	$590,000	05/11/2025
2	412/20 Camberwell Rd HAWTHORN EAST 3123	$630,000	17/10/2025
3	307/17 Lynch St HAWTHORN 3122	$585,000	16/09/2025

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: 17/11/2025 13:07

3/30 Munro Street, Hawthorn East Vic 3123

JellisCraig

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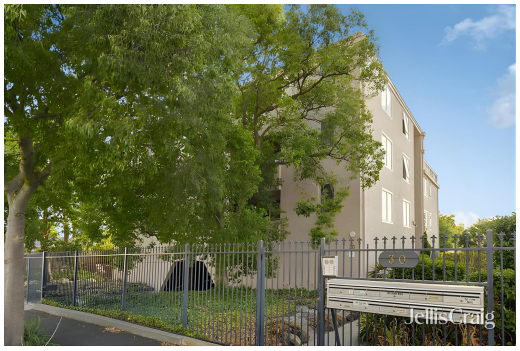

2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$575,000 - $625,000
Median Unit Price
Year ending September 2025: $595,500

Comparable Properties



207/81-83 Riversdale Rd HAWTHORN 3122 (REI)

2 2 1

Price: $590,000
Method: Sold Before Auction
Date: 05/11/2025
Property Type: Apartment

Agent Comments



412/20 Camberwell Rd HAWTHORN EAST 3123 (REI)

2 2 1

Price: $630,000
Method: Private Sale
Date: 17/10/2025
Property Type: Apartment

Agent Comments



307/17 Lynch St HAWTHORN 3122 (REI/VG)

2 2 2

Price: $585,000
Method: Private Sale
Date: 16/09/2025
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE

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