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	2/58 Anderson Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price $935,000

Median sale price

Median price $632,000 Property Type Unit 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	2/5 Belmont Av GLEN IRIS 3146	$922,000	06/12/2025
2	12/1231 Malvern Rd MALVERN 3144	$935,000	16/08/2025
3	4/449 Camberwell Rd CAMBERWELL 3124	$923,000	26/07/2025

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: 08/12/2025 10:00

2/58 Anderson Road, Hawthorn East Vic 3123

JellisCraig



2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$935,000
Median Unit Price
September quarter 2025: $632,000

Comparable Properties



2/5 Belmont Av GLEN IRIS 3146 (REI)

2 1 1

Price: $922,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Villa

Agent Comments



12/1231 Malvern Rd MALVERN 3144 (REI/VG)

2 1 2

Price: $935,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Apartment

Agent Comments



4/449 Camberwell Rd CAMBERWELL 3124 (REI/VG)

2 - 1

Price: $923,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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