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	4/13 Grandview Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between $780,000 & $840,000

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	5/26 Gordon St DEEPDENE 3103	$840,000	21/10/2025
2	4/37 Atkins St KEW 3101	$788,000	14/10/2025
3	1/2 Dryden St CANTERBURY 3126	$849,000	06/09/2025

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: 27/10/2025 12:46

4/13 Grandview Grove, Hawthorn East Vic 3123

THE AGENCY



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$780,000 - $840,000
Median Unit Price
September quarter 2025: $632,000

Comparable Properties



5/26 Gordon St DEEPDENE 3103 (REI)

2 1 1

Price: $840,000
Method: Sold Before Auction
Date: 21/10/2025
Property Type: Townhouse (Res)

Agent Comments



4/37 Atkins St KEW 3101 (REI)

2 1 1

Price: $788,000
Method: Sold Before Auction
Date: 14/10/2025
Property Type: Townhouse (Res)

Agent Comments



1/2 Dryden St CANTERBURY 3126 (REI)

2 1 1

Price: $849,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit
Land Size: 124 sqm approx

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388

REIV THE DIFFERENCE

propertydata .com.au

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