

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

34 STATION STREET, HAWTHORN EAST, VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$2,600,000 to \$2,800,000

### Median sale price

Median price \$2,650,000

Property type House

Suburb HAWTHORN EAST

Period 01 October 2025 to 31 December 2025

Source

pricfinder

### Comparable property sales

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

Address of comparable property	Price	Date of sale
10 HEATHER CRT, HAWTHORN EAST, VIC 3123	\$2,880,000	12/09/2025
7 LESLIE ST, HAWTHORN, VIC 3122	\$2,775,000	24/09/2025
6 BOWEN ST, HAWTHORN, VIC 3122	\$2,920,000	06/09/2025

This Statement of Information was prepared on:

04/03/2026