

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

154 VICTORIA ROAD HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,000,000

&

\$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,580,000

Property type

House

Suburb

Hawthorn East

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

2 RYEBURNE AVENUE HAWTHORN EAST VIC 3123	\$3,160,000	06-Jan-26
18 ERICA STREET CANTERBURY VIC 3126	\$3,100,000	25-Feb-26
21 LOCKHART STREET CAMBERWELL VIC 3124	\$3,275,000	21-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 13 March 2026



2 RYEBURNE AVENUE HAWTHORN Sold Price ^{RS} **\$3,160,000** ^{UN} Sold Date **06-Jan-26**
EAST VIC 3123

 4  2  1

Distance **0.36km**



18 ERICA STREET CANTERBURY Sold Price ^{RS} **\$3,100,000** ^{UN} Sold Date **25-Feb-26**
VIC 3126

 5  4  2

Distance **1.92km**



21 LOCKHART STREET Sold Price ^{RS} **\$3,275,000** ^{UN} Sold Date **21-Feb-26**
CAMBERWELL VIC 3124

 4  3  3

Distance **3.13km**

RS = Recent sale

UN = Undisclosed Sale

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