

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 75 Fletcher Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$3,065,000 Property Type House Suburb Hawthorn East

Period - From 01/10/2025 to 31/12/2025 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 | 12 Bowler St HAWTHORN EAST 3123 | \$1,471,000 | 14/02/2026 |
| 2 | 29 Allen St HAWTHORN 3122 | \$1,366,000 | 15/11/2025 |
| 3 | 9 Allen St HAWTHORN 3122 | \$1,500,000 | 14/11/2025 |

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: 23/03/2026 09:32



 2
  1
  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2025: \$3,065,000

Comparable Properties



12 Bowler St HAWTHORN EAST 3123 (REI)

Agent Comments

 2
  1
  -

Price: \$1,471,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)



29 Allen St HAWTHORN 3122 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$1,366,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 213 sqm approx



9 Allen St HAWTHORN 3122 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$1,500,000

Method: Private Sale

Date: 14/11/2025

Property Type: House

Land Size: 238 sqm approx

Account - Jellis Craig | P: 03 9428 3333



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