

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 11 Constance Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$2,612,500 Property Type House Suburb Hawthorn East

Period - From 01/01/2025 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	35 Pleasant Rd HAWTHORN EAST 3123	\$3,275,000	22/10/2025
2	21 St Helens Rd HAWTHORN EAST 3123	\$3,660,000	13/09/2025
3	70 Robinson Rd HAWTHORN 3122	\$3,560,000	30/08/2025

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:

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Indicative Selling Price

\$3,200,000 - \$3,500,000

Median House Price

Year ending December 2025: \$2,612,500



 4  2  2

Property Type: House

Agent Comments

Comparable Properties



35 Pleasant Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 4  1  4

Price: \$3,275,000

Method: Private Sale

Date: 22/10/2025

Property Type: House

Land Size: 720 sqm approx



21 St Helens Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 5  3  2

Price: \$3,660,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 647 sqm approx



70 Robinson Rd HAWTHORN 3122 (REI)

Agent Comments

 5  2  2

Price: \$3,560,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 961 sqm approx

Account - A-Z Real Estate Agency | P: 03 9815 1124



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