

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 6 Bonfield Avenue, 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 \$2,635,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2025 to 31/03/2026 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	51 Leura Gr HAWTHORN EAST 3123	\$3,470,000	28/03/2026
2	9 Pine Av CAMBERWELL 3124	\$3,600,000	18/03/2026
3	10 Myrniong Gr HAWTHORN EAST 3123	\$3,750,000	16/12/2025

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.~~

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5 2 2

Property Type: House (Res)

Land Size: 763 sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

Year ending March 2026: \$2,635,000

Comparable Properties



51 Leura Gr HAWTHORN EAST 3123 (REI)

Agent Comments

5 3 2

Price: \$3,470,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 600 sqm approx



9 Pine Av CAMBERWELL 3124 (REI)

Agent Comments

5 3 3

Price: \$3,600,000

Method: Auction Sale

Date: 18/03/2026

Property Type: House (Res)

Land Size: 836 sqm approx



10 Myrning Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

4 3 3

Price: \$3,750,000

Method: Private Sale

Date: 16/12/2025

Property Type: House

Land Size: 750 sqm approx

Account - Marshall White | P: 03 9822 9999



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