

# 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

43 Roseberry 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)

Range between

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$2,525,000

Property Type

House

Suburb

Hawthorn East

Period - From

15/06/2025

to

14/12/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
15 Carnarvon St, Hawthorn East Vic	\$1,600,000	06/12/2025
8 Randolph St, Hawthorn Vic	\$1,800,000	15/11/2025
80 Denham St, Hawthorn Vic	\$1,780,000	20/09/2025

This Statement of Information was prepared on:

15/12/2025