

# 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

4 Westley 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 \$2,300,000 & \$2,500,000

### 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	113 Argyle Rd KEW 3101	\$2,400,000	19/11/2025
2	9 Leslie St HAWTHORN 3122	\$2,590,000	24/09/2025
3	16 Cambridge St HAWTHORN EAST 3123	\$2,650,000	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:

03/02/2026 17:55



 4  2  4

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

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

## Comparable Properties



**113 Argyle Rd KEW 3101 (REI/VG)**

Agent Comments

 3  1  4

**Price:** \$2,400,000

**Method:** Auction Sale

**Date:** 19/11/2025

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**9 Leslie St HAWTHORN 3122 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$2,590,000

**Method:** Private Sale

**Date:** 24/09/2025

**Property Type:** House (Res)

**Land Size:** 354 sqm approx



**16 Cambridge St HAWTHORN EAST 3123 (REI/VG)**

Agent Comments

 4  1  2

**Price:** \$2,650,000

**Method:** Auction Sale

**Date:** 30/08/2025

**Property Type:** House (Res)

**Land Size:** 489 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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