

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 33a Fletcher Street, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$1,775,000

Median sale price

Median price \$1,408,888

Property Type Townhouse

Suburb Hawthorn East

Period - From 23/02/2025

to 22/02/2026

Source Property Data

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 | 28a Macartney Av KEW 3101 | \$1,688,000 | 26/11/2025 |
| 2 | 1/21 St Johns Av CAMBERWELL 3124 | \$1,720,000 | 09/11/2025 |
| 3 | 3/6 Tarring Rd HAWTHORN EAST 3123 | \$1,750,000 | 06/09/2025 |

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:

23/02/2026 11:19



 3
  2
  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,775,000

Median Townhouse Price

23/02/2025 - 22/02/2026: \$1,408,888

Comparable Properties



28a Macartney Av KEW 3101 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,688,000

Method: Private Sale

Date: 26/11/2025

Property Type: House (Res)



1/21 St Johns Av CAMBERWELL 3124 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,720,000

Method: Sold Before Auction

Date: 09/11/2025

Property Type: Townhouse (Res)

Land Size: 246 sqm approx



3/6 Tarring Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,750,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999



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