

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

13 Pleasant Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$3,190,000

&

\$3,500,000

Median sale price

Median price

\$1,440,000

Property Type

Townhouse

Suburb

Hawthorn East

Period - From

22/04/2025

to

21/04/2026

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		
2		
3		

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:

22/04/2026 15:29

13 Pleasant Road, Hawthorn East Vic 3123

JellisCraig

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Indicative Selling Price

\$3,190,000 - \$3,500,000

Median Townhouse Price

22/04/2025 - 21/04/2026: \$1,440,000



4 4 2

Property Type: Townhouse (Res)

Land Size: 370 sqm approx

Agent Comments

Comparable Properties

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.

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



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