

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

14 Neave Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$4,800,000 & \$5,200,000

Median sale price

Median price \$2,555,000 Property Type House Suburb Hawthorn East

Period - From 01/07/2025 to 30/06/2026 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	28 Airedale Av HAWTHORN EAST 3123	\$4,950,000	25/05/2026
2	451 Glenferrie Rd KOOYONG 3144	\$5,100,000	01/04/2026
3	19 Illawarra Rd HAWTHORN 3122	\$5,000,000	21/03/2026

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:

25/08/2026 13:37



Property Type: House (Res)

Land Size: 829 sqm approx

Agent Comments

Comparable Properties



28 Airedale Av HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$4,950,000

Method: Private Sale

Date: 25/05/2026

Property Type: House

Land Size: 876 sqm approx



451 Glenferrie Rd KOORYONG 3144 (REI)

Agent Comments



Price: \$5,100,000

Method: Private Sale

Date: 01/04/2026

Property Type: House (Res)

Land Size: 743 sqm approx



19 Illawarra Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$5,000,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 820 sqm approx