

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

2/14 Kaikoura Avenue, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,408,888

Property Type

Townhouse

Suburb

Hawthorn East

Period - From

19/08/2025

to

18/08/2026

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	19a Kaikoura Av HAWTHORN EAST 3123	\$1,460,000	23/05/2026
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:

19/08/2026 09:14



2

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Townhouse Price
19/08/2025 - 18/08/2026: \$1,408,888

Comparable Properties



19a Kaikoura Av HAWTHORN EAST 3123 (REI/VG)

Agent Comments

3 2 2

Price: \$1,460,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Townhouse (Res)
Land Size: 264 sqm approx

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.