

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

2/32 Rathmines Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,424,444 Property Type Townhouse Suburb Hawthorn East

Period - From 15/07/2025 to 14/07/2026 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	3 Pin Oak Ct CANTERBURY 3126	\$2,100,000	18/06/2026
2	61a Victoria Rd HAWTHORN EAST 3123	\$2,170,000	05/03/2026
3	3/1 Mountain Gr KEW 3101	\$2,015,000	28/02/2026

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:

15/07/2026 10:22



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median Townhouse Price

15/07/2025 - 14/07/2026: \$1,424,444

Comparable Properties



3 Pin Oak Ct CANTERBURY 3126 (REI)

Agent Comments

4 3 2

Price: \$2,100,000

Method: Sold Before Auction

Date: 18/06/2026

Property Type: House (Res)



61a Victoria Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

3 2 1

Price: \$2,170,000

Method: Auction Sale

Date: 05/03/2026

Property Type: House (Res)

Land Size: 184 sqm approx



3/1 Mountain Gr KEW 3101 (REI/VG)

Agent Comments

4 2 2

Price: \$2,015,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)