

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

20a St Helens Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,635,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2025 to 31/03/2026 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	3 Walnut St MALVERN 3144	\$2,800,000	05/04/2026
2	39 Auburn Gr HAWTHORN EAST 3123	\$2,530,000	28/03/2026
3	1/39 Callantina Rd HAWTHORN 3122	\$2,825,000	21/02/2026

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:

20/04/2026 13:06

20a St Helens Road, Hawthorn East Vic 3123

JellisCraig

Richard Winneke

03 9810 5081

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richardwinneke@jelliscraig.com.au

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

Year ending March 2026: \$2,635,000



4 3 2

Property Type: House (Res)

Land Size: 439 sqm approx

Agent Comments

Comparable Properties



3 Walnut St MALVERN 3144 (REI)

Agent Comments

4 3 2

Price: \$2,800,000

Method: Private Sale

Date: 05/04/2026

Property Type: House



39 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments

4 2 2

Price: \$2,530,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)



1/39 Callantina Rd HAWTHORN 3122 (REI/VG)

Agent Comments

4 2 3

Price: \$2,825,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

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



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