

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

248 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$2,775,000

Property Type House

Suburb Hawthorn

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	810A Burke Rd CAMBERWELL 3124	\$1,345,000	30/05/2026
2	10 Munro St HAWTHORN EAST 3123	\$1,490,000	16/05/2026
3	53 Harold St HAWTHORN EAST 3123	\$1,380,000	27/04/2026

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:

18/08/2026 12:14

Desiree Wakim
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Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

Year ending June 2026: \$2,775,000



3 1 1

Property Type: House (Res)

Land Size: 271 sqm approx

Agent Comments

Comparable Properties



810A Burke Rd CAMBERWELL 3124 (REI)

Agent Comments

2 1 2

Price: \$1,345,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)



10 Munro St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 2

Price: \$1,490,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 249 sqm approx



53 Harold St HAWTHORN EAST 3123 (VG)

Agent Comments

2 - -

Price: \$1,380,000

Method: Sale

Date: 27/04/2026

Property Type: House - Attached House N.E.C.

Land Size: 195 sqm approx

Account - Marshall White | P: 03 9822 9999



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