

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

29 Mount Ida Avenue, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,950,000

&

\$3,200,000

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	2 Heather Ct HAWTHORN EAST 3123	\$2,900,000	14/04/2026
2	51 Leura Gr HAWTHORN EAST 3123	\$3,470,000	28/03/2026
3	19 Selwood St HAWTHORN EAST 3123	\$3,100,000	25/02/2026

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:

14/07/2026 11:30



4 1 4

Property Type: House (Res)

Land Size: 581 sqm approx

Agent Comments

Nick Ptak
03 8862 4913
0413 370 442
nick.ptak@marshallwhite.com.au

Indicative Selling Price

\$2,950,000 - \$3,200,000

Median House Price

Year ending June 2026: \$2,555,000

Comparable Properties



2 Heather Ct HAWTHORN EAST 3123 (REI/VG)

Agent Comments

4 2 2

Price: \$2,900,000

Method: Private Sale

Date: 14/04/2026

Property Type: House (Res)

Land Size: 748 sqm approx



51 Leura Gr HAWTHORN EAST 3123 (REI)

Agent Comments

5 3 2

Price: \$3,470,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 600 sqm approx



19 Selwood St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

3 2 2

Price: \$3,100,000

Method: Sold Before Auction

Date: 25/02/2026

Property Type: House (Res)

Land Size: 550 sqm approx

Account - Marshall White | P: 03 9822 9999