

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

3 Airedale Avenue, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$2,700,000 & \$2,950,000

Median sale price

Median price \$2,405,000 Property Type House Suburb Hawthorn East

Period - From 01/04/2026 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	54 Rowell Av CAMBERWELL 3124	\$3,080,000	12/06/2026
2	11 Radnor St CAMBERWELL 3124	\$2,936,000	17/05/2026
3	37 Bowen St CAMBERWELL 3124	\$2,775,000	25/03/2026

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 14:37

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Indicative Selling Price

\$2,700,000 - \$2,950,000

Median House Price

June quarter 2026: \$2,405,000



 4  3  3

Property Type: House

Land Size: 720 sqm approx

Agent Comments

Comparable Properties



54 Rowell Av CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  3  2

Price: \$3,080,000

Method: Expression of Interest

Date: 12/06/2026

Property Type: House (Res)

Land Size: 706 sqm approx



11 Radnor St CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  2  4

Price: \$2,936,000

Method: Expression of Interest

Date: 17/05/2026

Property Type: House (Res)

Land Size: 715 sqm approx



37 Bowen St CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,775,000

Method: Private Sale

Date: 25/03/2026

Property Type: House

Land Size: 744 sqm approx

Account - Jellis Craig | P: 03 8415 6100