

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

31 Pine Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$2,632,500

Property Type House

Suburb Hawthorn

Period - From 19/08/2025

to

18/08/2026

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	17 Edward St HAWTHORN 3122	\$1,795,000	17/03/2026
2	7 Morang Rd HAWTHORN 3122	\$1,675,000	09/05/2026
3	38 May St KEW 3101	\$1,660,000	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:

19/08/2026 12:22

31 Pine Street, Hawthorn Vic 3122

JellisCraig

Toby Parker
0413581104
tobyparker@jelliscraig.com.au



3 1 1

Property Type: House

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

19/08/2025 - 18/08/2026: \$2,632,500

Comparable Properties



17 Edward St HAWTHORN 3122 (REI/VG)

3 2 1

Agent Comments

Price: \$1,795,000

Method: Private Sale

Date: 17/03/2026

Property Type: House

Land Size: 153 sqm approx



7 Morang Rd HAWTHORN 3122 (REI/VG)

3 1 2

Agent Comments

Price: \$1,675,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 333 sqm approx



38 May St KEW 3101 (REI/VG)

3 1 1

Agent Comments

Price: \$1,660,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 236 sqm approx

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



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