

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

5/13 MONTEATH AVENUE HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

6/13 MONTEATH AVENUE HAWTHORN EAST VIC 3123	\$398,000	30-Jun-26
8/795 BURWOOD ROAD HAWTHORN EAST VIC 3123	\$440,000	10-Apr-26
106/38 HAROLD STREET HAWTHORN EAST VIC 3123	\$593,250	19-Mar-25

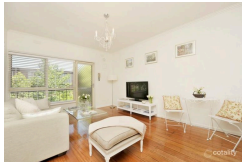
OR

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 6 months.~~

This Statement of Information was prepared on: 18 August 2026


**6/13 MONTEATH AVENUE
HAWTHORN EAST VIC 3123**
 1  1  -

Sold Price ^{RS} **\$398,000** ^{UN} Sold Date **30-Jun-26**

Distance **0km**

**8/795 BURWOOD ROAD
HAWTHORN EAST VIC 3123**
 2  1  1

Sold Price **\$440,000** Sold Date **10-Apr-26**

Distance **0.49km**

**106/38 HAROLD STREET
HAWTHORN EAST VIC 3123**
 2  2  1

Sold Price **\$593,250** Sold Date **19-Mar-25**

Distance **0.06km**
RS = Recent sale

UN = Undisclosed Sale

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