

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

5/61 MAYSTON STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jul 2025

to

30 Jun 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

6/36 MAYSTON STREET HAWTHORN EAST VIC 3123	\$540,000	14-Jan-26
3/3 BROOKFIELD COURT HAWTHORN EAST VIC 3123	\$521,000	03-May-26
1/110 LIDDIARD STREET HAWTHORN VIC 3122	\$535,000	09-Apr-26

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: 02 July 2026


**6/36 MAYSTON STREET
HAWTHORN EAST VIC 3123**
 1  1  1

Sold Price **\$540,000** Sold Date **14-Jan-26**

Distance **0.08km**

**3/3 BROOKFIELD COURT
HAWTHORN EAST VIC 3123**
 1  1  1

Sold Price **\$521,000** Sold Date **03-May-26**

Distance **0.83km**

**1/110 LIDDIARD STREET
HAWTHORN VIC 3122**
 1  1  1

Sold Price **\$535,000** Sold Date **09-Apr-26**

Distance **1.17km**
RS = Recent sale

UN = Undisclosed Sale

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