

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

648 Hawthorn Road, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$2,165,000

Property Type

House

Suburb

Brighton East

Period - From

21/04/2025

to

20/04/2026

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	262 Bambra Rd CAULFIELD SOUTH 3162	\$1,350,000	17/03/2026
2	1 Bethell St ORMOND 3204	\$1,460,000	21/02/2026
3	23a Aileen Av CAULFIELD SOUTH 3162	\$1,381,000	13/02/2026

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:

21/04/2026 09:04



 3
  1
  2

Property Type: House

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

21/04/2025 - 20/04/2026: \$2,165,000

Comparable Properties



262 Bambra Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3
  1
  2

Price: \$1,350,000

Method: Private Sale

Date: 17/03/2026

Property Type: House (Res)

Land Size: 450 sqm approx



1 Bethell St ORMOND 3204 (REI)

Agent Comments

 3
  2
  2

Price: \$1,460,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 384 sqm approx



23a Aileen Av CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$1,381,000

Method: Sold Before Auction

Date: 13/02/2026

Property Type: House (Res)

Land Size: 364 sqm approx

Account - Jellis Craig | P: 03 9194 1200