

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

77 Pleasant Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$2,900,000

&

\$3,100,000

Median sale price

Median price

\$2,555,000

Property Type

House

Suburb

Hawthorn East

Period - From

01/07/2025

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	42 Havelock Rd HAWTHORN EAST 3123	\$2,690,000	03/09/2026
2			
3			

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:

09/09/2026 14:14

77 Pleasant Road, Hawthorn East Vic 3123

JellisCraig

Toby Parker
0413581104
tobyparker@jellisrcraig.com.au



 3  1  4

Rooms: 6
Property Type: House
Land Size: 669 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,100,000
Median House Price
Year ending June 2026: \$2,555,000

Comparable Properties



42 Havelock Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 5  2  2

Price: \$2,690,000
Method: Private Sale
Date: 03/09/2026
Property Type: House
Land Size: 747 sqm approx

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.

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



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