

# 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

79 Illawarra Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,500,000 & \$4,900,000

### Median sale price

Median price \$2,945,000 Property Type House Suburb Hawthorn

Period - From 01/10/2023 to 31/12/2023 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	1 Kooyongkoot Rd HAWTHORN 3122	\$4,150,000	15/11/2023
2	90 St Helens Rd HAWTHORN EAST 3123	\$4,000,000	09/12/2023
3	64 St Helens Rd HAWTHORN EAST 3123	\$3,800,000	08/12/2023

**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:

14/02/2024 16:25

79 Illawarra Road, Hawthorn Vic 3122



4 3

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 697 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,500,000 - \$4,900,000  
**Median House Price**  
December quarter 2023: \$2,945,000

## Comparable Properties



**1 Kooyongkoot Rd HAWTHORN 3122 (REI)** **Agent Comments**

4 2 2

**Price:** \$4,150,000  
**Method:** Private Sale  
**Date:** 15/11/2023  
**Property Type:** House  
**Land Size:** 740 sqm approx



**90 St Helens Rd HAWTHORN EAST 3123 (REI)** **Agent Comments**

3 2 2

**Price:** \$4,000,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)  
**Land Size:** 845 sqm approx



**64 St Helens Rd HAWTHORN EAST 3123 (REI/VG)** **Agent Comments**

5 2 2

**Price:** \$3,800,000  
**Method:** Sold Before Auction  
**Date:** 08/12/2023  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



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