

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

85 Illawarra Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$6,000,000 & \$6,500,000

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	31 Cole St HAWTHORN EAST 3123	\$6,980,000	11/12/2023
2	37 Somers Av MALVERN 3144	\$6,650,000	24/01/2024
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:

22/02/2024 18:17



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Rooms: 18
Property Type: House
Land Size: 697sqm approx

Indicative Selling Price
\$6,000,000 - \$6,500,000
Median House Price
December quarter 2023: \$2,945,000

Comparable Properties



31 Cole St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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Price: \$6,980,000
Method: Expression of Interest
Date: 11/12/2023
Property Type: House (Res)
Land Size: 654 sqm approx



37 Somers Av MALVERN 3144 (REI)

Agent Comments

5 2 2

Price: \$6,650,000
Method: Private Sale
Date: 24/01/2024
Property Type: House (Res)
Land Size: 721 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