

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 95 Illawarra Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$7,000,000 & \$7,700,000

Median sale price

Median price \$2,715,000 Property Type House Suburb Hawthorn

Period - From 01/04/2023 to 31/03/2024 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	36 Manningtree Rd HAWTHORN 3122	\$7,250,000	22/03/2024
2	94 Illawarra Rd HAWTHORN 3122	\$7,188,888	29/11/2023
3	31 Cole St HAWTHORN EAST 3123	\$6,980,000	11/12/2023

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: 15/05/2024 09:51

95 Illawarra Road, Hawthorn Vic 3122



 4  3  2

Property Type: House (Res)

Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price

\$7,000,000 - \$7,700,000

Median House Price

Year ending March 2024: \$2,715,000

Comparable Properties



36 Manningtree Rd HAWTHORN 3122 (REI)

Agent Comments

 5  4  4

Price: \$7,250,000

Method: Sold Before Auction

Date: 22/03/2024

Property Type: House (Res)

Land Size: 1106 sqm approx



94 Illawarra Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 5  5  4

Price: \$7,188,888

Method: Private Sale

Date: 29/11/2023

Property Type: House

Land Size: 788 sqm approx



31 Cole St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 5  5  4

Price: \$6,980,000

Method: Expression of Interest

Date: 11/12/2023

Property Type: House (Res)

Land Size: 654 sqm approx

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



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