

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

20 Stewart Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$3,100,000

&

\$3,400,000

Median sale price

Median price \$2,550,000

Property Type House

Suburb Hawthorn East

Period - From 30/06/2024

to

29/06/2025

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	342 Barkers Rd HAWTHORN 3122	\$3,330,000	28/06/2025
2	38 Roseberry St HAWTHORN EAST 3123	\$3,525,000	24/06/2025
3	2 Molesworth St HAWTHORN EAST 3123	\$3,170,000	30/05/2025

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:

30/06/2025 13:57



4 4 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$3,100,000 - \$3,400,000
Median House Price
30/06/2024 - 29/06/2025: \$2,550,000

Comparable Properties



342 Barkers Rd HAWTHORN 3122 (REI)

Agent Comments

4 2 4

Price: \$3,330,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 559 sqm approx



38 Roseberry St HAWTHORN EAST 3123 (REI)

Agent Comments

4 2 2

427sqm

Price: \$3,525,000
Method: Private Sale
Date: 24/06/2025
Property Type: House



2 Molesworth St HAWTHORN EAST 3123 (REI)

Agent Comments

5 2 2

Price: \$3,170,000
Method: Sold Before Auction
Date: 30/05/2025
Property Type: House (Res)
Land Size: 612 sqm approx