Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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	Pro	perty 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

Adv	aress or comparable property	1 1100	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



Date of sale











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)





Price: \$3,330,000 Method: Auction Sale Date: 28/06/2025

Property Type: House (Res) Land Size: 559 sqm approx

Agent Comments



38 Roseberry St HAWTHORN EAST 3123 (REI)







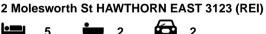
Agent Comments

427sqm









Agent Comments

Price: \$3,170,000

Method: Sold Before Auction

Date: 30/05/2025

Property Type: House (Res) Land Size: 612 sqm approx

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



