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	37 Mayston Street, Hawthorn East Vic 3123
Including suburb and	
postcode	

Indicative selling price

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

Range between \$3,200,000 & \$3,400,000	Range between	\$3,200,000	&	\$3,400,000
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Median sale price

Median price	\$2,645,000	Pro	perty Type	House		Suburb	Hawthorn East
Period - From	01/04/2025	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	27 Torrington St CANTERBURY 3126	\$3,235,000	31/05/2025
2	34 Mayston St HAWTHORN EAST 3123	\$3,200,000	17/05/2025
3	49 Rathmines Rd HAWTHORN EAST 3123	\$3,400,000	14/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/07/2025 14:17













Property Type: House Land Size: 922 sqm approx

Agent Comments

Indicative Selling Price \$3,200,000 - \$3,400,000 **Median House Price** June guarter 2025: \$2,645,000

Comparable Properties



27 Torrington St CANTERBURY 3126 (REI)





Price: \$3,235,000 Method: Auction Sale Date: 31/05/2025

Property Type: House (Res) Land Size: 815 sqm approx

Agent Comments



34 Mayston St HAWTHORN EAST 3123 (REI)







Agent Comments

Smaller land Does not have apartments next door Extra bedroom

Price: \$3,200,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res) Land Size: 666 sqm approx

49 Rathmines Rd HAWTHORN EAST 3123 (REI/VG)





Agent Comments

4th Bedroom 1 Bathroom

Price: \$3,400,000 Method: Private Sale Date: 14/04/2025

Property Type: House (Res) Land Size: 955 sqm approx

Account - Jellis Craig | P: 98305966





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