

# 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

37 Mayston Street, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,200,000

&

\$3,400,000

### Median sale price

Median price \$2,645,000

Property 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	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 comparable properties 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



3   
 2   
 7

**Property Type:** House  
**Land Size:** 922 sqm approx  
 Agent Comments

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

## Comparable Properties



**27 Torrington St CANTERBURY 3126 (REI)**

Agent Comments

4   
 3   
 2

**Price:** \$3,235,000  
**Method:** Auction Sale  
**Date:** 31/05/2025  
**Property Type:** House (Res)  
**Land Size:** 815 sqm approx



**34 Mayston St HAWTHORN EAST 3123 (REI)**

Agent Comments

4   
 2   
 3

**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

4   
 1   
 2

**Price:** \$3,400,000  
**Method:** Private Sale  
**Date:** 14/04/2025  
**Property Type:** House (Res)  
**Land Size:** 955 sqm approx

4th Bedroom 1 Bathroom

Account - Jellis Craig | P: 98305966