

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

91 PLEASANT ROAD HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,350,000

&

\$2,580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,422,500

Property type

House

Suburb

Hawthorn East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

31 INVERMAY GROVE HAWTHORN EAST VIC 3123

\$2,347,500

12-Feb-25

13 MIDDLE ROAD CAMBERWELL VIC 3124

\$2,300,000

22-Feb-25

7 GRAVES LANE MALVERN VIC 3144

\$2,500,000

04-Mar-25

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 6 months.~~

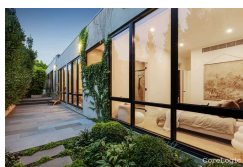
This Statement of Information was prepared on: 30 June 2025



31 INVERMAY GROVE HAWTHORN EAST VIC 3123 Sold Price **\$2,347,500** Sold Date **12-Feb-25**
 Distance **0.78km**
 4 3 2



13 MIDDLE ROAD CAMBERWELL VIC 3124 Sold Price **\$2,300,000** Sold Date **22-Feb-25**
 Distance **1.03km**
 3 2 2



7 GRAVES LANE MALVERN VIC 3144 Sold Price **\$2,500,000** Sold Date **04-Mar-25**
 Distance **1.92km**
 3 2 2

RS = Recent sale UN = Undisclosed Sale

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