

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

9 Kaikoura Avenue, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

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	3/12 Kenilworth Gr GLEN IRIS 3146	\$1,530,000	28/06/2025
2	1/346 Auburn Rd HAWTHORN 3122	\$1,350,000	11/06/2025
3	2a Osborne Av GLEN IRIS 3146	\$1,410,000	17/05/2025

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:

17/07/2025 14:29



4 2 1

Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
June quarter 2025: \$2,645,000

Comparable Properties



3/12 Kenilworth Gr GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,530,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Townhouse (Res)



1/346 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

3 2 2

Price: \$1,350,000
Method: Private Sale
Date: 11/06/2025
Property Type: Townhouse (Single)



2a Osborne Av GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,410,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 183 sqm approx

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