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 Rathmines Road, 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	\$3,100,000	&	\$3,400,000
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Median sale price

Median price	\$2,500,000	Pro	perty Type	House		Suburb	Hawthorn East
Period - From	01/07/2024	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	42 Canterbury Rd CAMBERWELL 3124	\$3,405,000	04/07/2025
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:	11/07/2025 13:15





Sam Christensen 03 9815 1124 0434 338 695

Indicative Selling Price \$3,100,000 - \$3,400,000 **Median House Price** Year ending June 2025: \$2,500,000

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Agent Comments

Comparable Properties



42 Canterbury Rd CAMBERWELL 3124 (REI)

Price: \$3,405,000 Method: Private Sale Date: 04/07/2025 Property Type: House Land Size: 707 sqm approx **Agent Comments**



34 Mayston St HAWTHORN EAST 3123 (REI)

Agent Comments

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)

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

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

Account - A-Z Real Estate Agency | P: 03 9815 1124





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