#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Address	4/39 Lawson 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 \$1,900,000 &	\$1,990,000
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#### Median sale price

Median price	\$584,000	Pro	perty Type U	nit		Suburb	Hawthorn East
Period - From	01/04/2025	to	30/06/2025	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	9/99 Pleasant Rd HAWTHORN EAST 3123	\$2,080,000	23/05/2025
2	3/39 Lawson St HAWTHORN EAST 3123	\$1,938,000	17/03/2025
3			

#### 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:	18/07/2025 17:26



Date of sale

## RT Edgar





Property Type: Townhouse **Agent Comments** 

**Indicative Selling Price** \$1,900,000 - \$1,990,000 **Median Unit Price** June quarter 2025: \$584,000

### Comparable Properties



9/99 Pleasant Rd HAWTHORN EAST 3123 (REI)

Price: \$2,080,000 Method: Private Sale Date: 23/05/2025

Property Type: Townhouse (Single)

**Agent Comments** 



3/39 Lawson St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

Price: \$1,938,000 Method: Private Sale Date: 17/03/2025

Property Type: House (Res)

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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