Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 68 St Helens Road, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$3,200,000		&		\$3,500,000			
Median sale price								
Median price	\$2,500,000	Pro	Property Type Ho		JSE		Suburb	Hawthorn East
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	21 Airedale Av HAWTHORN EAST 3123	\$3,398,000	30/03/2025
2	6 Clive Rd HAWTHORN EAST 3123	\$3,525,000	22/02/2025
3	21 Miami St HAWTHORN EAST 3123	\$3,500,000	17/02/2025

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:

11/07/2025 13:26









Property Type: House Agent Comments

Sam Christensen 03 9815 1124 0434 338 695 samc@azrea.com.au

Indicative Selling Price \$3,200,000 - \$3,500,000 Median House Price Year ending June 2025: \$2,500,000

Comparable Properties

21 Airedale Av HAWTHORN EAST 3123 (REI/VG) 3 2 2 2 Price: \$3,398,000 Method: Sold Before Auction Date: 30/03/2025 Property Type: House (Res) Land Size: 892 sqm approx	Agent Comments
6 Clive Rd HAWTHORN EAST 3123 (REI/VG) 4 2 2 2 Price: \$3,525,000 Method: Private Sale Date: 22/02/2025 Property Type: House (Res) Land Size: 635 sqm approx	Agent Comments
21 Miami St HAWTHORN EAST 3123 (REI) 4 2 2 2 Price: \$3,500,000 Method: Sold Before Auction Date: 17/02/2025 Property Type: House (Res)	Agent Comments

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.