

# 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

68 St Helens Road, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,200,000

&

\$3,500,000

### Median sale price

Median price \$2,500,000

Property 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	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

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



4 2 2

**Property Type:** House  
**Agent Comments**

## Comparable Properties



**21 Airedale Av HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$3,398,000  
**Method:** Sold Before Auction  
**Date:** 30/03/2025  
**Property Type:** House (Res)  
**Land Size:** 892 sqm approx



**6 Clive Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$3,525,000  
**Method:** Private Sale  
**Date:** 22/02/2025  
**Property Type:** House (Res)  
**Land Size:** 635 sqm approx



**21 Miami St HAWTHORN EAST 3123 (REI)**

**Agent Comments**

4 2 2

**Price:** \$3,500,000  
**Method:** Sold Before Auction  
**Date:** 17/02/2025  
**Property Type:** House (Res)