

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

4/20 Mayston Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$584,000

Property Type Unit

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	2/14 Illawarra Rd HAWTHORN 3122	\$820,000	12/04/2025
2	3/177 Rathmines Rd HAWTHORN EAST 3123	\$779,000	13/03/2025
3	4/1-3 Molesworth St HAWTHORN EAST 3123	\$830,000	07/03/2025

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:

22/07/2025 11:36

4/20 Mayston Street, Hawthorn East Vic 3123

shelter.

Zali Reynolds

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 2  1  1

Property Type: Apartment

Agent Comments

Nestled in an elevated position amongst an exclusive collection of six Neo Georgian residences, this immaculate abode offers a seamless blend of contemporary luxury, tranquillity and effortless liveability.

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

June quarter 2025: \$584,000

Comparable Properties



2/14 Illawarra Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  1

Price: \$820,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Apartment



3/177 Rathmines Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  1  1

Price: \$779,000

Method: Sold Before Auction

Date: 13/03/2025

Property Type: Apartment



4/1-3 Molesworth St HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  1

Price: \$830,000

Method: Private Sale

Date: 07/03/2025

Property Type: Apartment

Account - Shelter Real Estate | P: 03 9889 3990



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