

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

10 HEATHER COURT HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,950,000

&

\$3,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,422,500

Property type

House

Suburb

Hawthorn East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

34 MAYSTON STREET HAWTHORN EAST VIC 3123	\$3,200,000	17-May-25
25 LAWSON STREET HAWTHORN EAST VIC 3123	\$3,050,000	22-Mar-25
95 ROBINSON ROAD HAWTHORN VIC 3122	\$2,970,000	15-Mar-25

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 6 months.

This Statement of Information was prepared on: 25 June 2025



**34 MAYSTON STREET HAWTHORN
EAST VIC 3123**

Sold Price

^{RS}

\$3,200,000

Sold Date

17-May-25



4



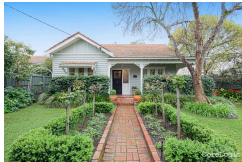
2



3

Distance

1.65km



**25 LAWSON STREET HAWTHORN
EAST VIC 3123**

Sold Price

^{RS}

\$3,050,000

Sold Date

22-Mar-25



4



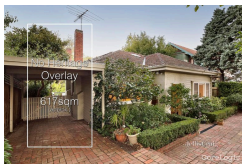
2



-

Distance

0.76km



**95 ROBINSON ROAD HAWTHORN
VIC 3122**

Sold Price

\$2,970,000

Sold Date

15-Mar-25



3



2



2

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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