

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

31 Munro Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$2,440,000

Property Type

House

Suburb

Hawthorn East

Period - From

01/01/2025

to

31/03/2025

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	27 Bowler St HAWTHORN EAST 3123	\$1,675,000	24/05/2025
2	59 Roseberry St HAWTHORN EAST 3123	\$1,625,000	27/03/2025
3	27 Munro St HAWTHORN EAST 3123	\$1,720,000	15/03/2025

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:

04/06/2025 17:33



3 1 0

Rooms: 4
Property Type: House (Res)
Land Size: 264 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
March quarter 2025: \$2,440,000

Comparable Properties



27 Bowler St HAWTHORN EAST 3123 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,675,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)



59 Roseberry St HAWTHORN EAST 3123 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$1,625,000
Method: Sold Before Auction
Date: 27/03/2025
Property Type: House (Res)
Land Size: 255 sqm approx



27 Munro St HAWTHORN EAST 3123 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,720,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999