

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb and  
postcode

25 CANTERBURY PLACE, HAWTHORN EAST, VIC 3123

### Indicative selling price

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

Range between \$1,730,000 & \$1,890,000

### Median sale price

Median price Property type House Suburb Hawthorn East

Period - From 01 January 2023 to 31 December 2023 Source Price Finder

### Comparable property sales

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

|   |             |            |
|---|-------------|------------|
| 21A CLIFTON RD, HAWTHORN EAST, VIC 3123   | \$1,895,888 | 13/09/2023 |
| 18A KAIKOURA AVE, HAWTHORN EAST, VIC 3123 | \$1,701,000 | 14/12/2023 |
| 8 HUGH ST, HAWTHORN EAST, VIC 3123        | \$2,146,000 | 28/10/2023 |

This Statement of Information was prepared on:

18/03/2024