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	4/13 Grandview Grove, Hawthorn East Vic 3123
Including suburb and	
postcode	

Indicative selling price

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

Range between \$780,000 & \$840,000	0
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Median sale price

Median price	\$632,000	Pro	perty Type Uni	t		Suburb	Hawthorn East
Period - From	01/07/2025	to	30/09/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	5/26 Gordon St DEEPDENE 3103	\$840,000	21/10/2025
2	4/37 Atkins St KEW 3101	\$788,000	14/10/2025
3	1/2 Dryden St CANTERBURY 3126	\$849,000	06/09/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/10/2025 12:46







Property Type: Townhouse

Agent Comments

Indicative Selling Price \$780,000 - \$840,000 **Median Unit Price** September quarter 2025: \$632,000

Comparable Properties



5/26 Gordon St DEEPDENE 3103 (REI)

Price: \$840,000

Method: Sold Before Auction

Date: 21/10/2025

Property Type: Townhouse (Res)

Agent Comments



4/37 Atkins St KEW 3101 (REI)

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Agent Comments

Price: \$788,000

Method: Sold Before Auction

Date: 14/10/2025

Property Type: Townhouse (Res)

1/2 Dryden St CANTERBURY 3126 (REI)

Price: \$849,000 Method: Auction Sale Date: 06/09/2025 Property Type: Unit

Land Size: 124 sqm approx

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388





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