

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

402 BARKERS ROAD 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

\$2,100,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,527,388

Property type

House

Suburb

Hawthorn East

Period-from

01 Jul 2024

to

30 Jun 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

5 BEACONSFIELD ROAD HAWTHORN EAST VIC 3123	\$2,120,000	24-May-25
142 EDGEVALE ROAD KEW VIC 3101	\$2,280,000	30-Mar-25
32 LINGWELL ROAD HAWTHORN EAST VIC 3123	\$2,250,000	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.~~

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**5 BEACONSFIELD ROAD
HAWTHORN EAST VIC 3123**

Sold Price ^{RS} **\$2,120,000** Sold Date **24-May-25**
 3  1  1

Distance **1.73km**

**142 EDGEVALE ROAD KEW VIC
3101**

Sold Price **\$2,280,000** Sold Date **30-Mar-25**
 3  1  2

Distance **0.71km**

**32 LINGWELL ROAD HAWTHORN
EAST VIC 3123**

Sold Price ^{RS} **\$2,250,000** Sold Date **15-Mar-25**
 4  1  1

Distance **0.89km**
RS = Recent sale

UN = Undisclosed Sale

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