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

662 Hawthorn Road, Brighton East Vic 3187

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	ov.au	/underquot	ting		
Range between \$1,500,000			&		\$1,600,000			
Median sale p	rice							
Median price	\$2,150,000	Pro	operty Type	Hou	se		Suburb	Brighton East
Period - From	01/04/2024	to	31/03/2025		So	urce	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	30 Cairnes Gr BENTLEIGH 3204	\$1,590,000	05/04/2025
2	343 Nepean Hwy BRIGHTON EAST 3187	\$1,575,000	13/02/2025
3	15 Jenkins St CAULFIELD SOUTH 3162	\$1,575,000	10/12/2024

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:

11/04/2025 14:25









Property Type: House **Land Size:** 749 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price Year ending March 2025: \$2,150,000

Comparable Properties

30 Cairnes Gr BENTLEIGH 3204 (REI) 4 4 2 4 3	Agent Comments	
Price: \$1,590,000 Method: Date: 05/04/2025 Property Type: House		
343 Nepean Hwy BRIGHTON EAST 3187 (REI) 4 4 2 2 2	Agent Comments	
Price: \$1,575,000 Method: Date: 13/02/2025 Property Type: House		
15 Jenkins St CAULFIELD SOUTH 3162 (REI) 3 2 -	Agent Comments	
Price: \$1,575,000 Method: Date: 10/12/2024 Property Type: House		

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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