

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 consumer.vic.gov.au/underquoting

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$2,150,000 Property Type House Suburb Brighton East

Period - From 01/04/2024 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	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



3 1 3

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)

Agent Comments

4 2 3

Price: \$1,590,000
Method:
Date: 05/04/2025
Property Type: House

343 Nepean Hwy BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$1,575,000
Method:
Date: 13/02/2025
Property Type: House

15 Jenkins St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 -

Price: \$1,575,000
Method:
Date: 10/12/2024
Property Type: House