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	3 Avenue Victoria, Hawthorn East Vic 3123

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $3,065,000 Property Type House Suburb Hawthorn East

Period - From 01/10/2025 to 31/12/2025 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	475 Tooronga Rd HAWTHORN EAST 3123	$2,225,000	08/09/2025
2	402 Barkers Rd HAWTHORN EAST 3123	$3,000,000	11/11/2025
3			

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: 03/03/2026 15:18

3 Avenue Victoria, Hawthorn East Vic 3123

Tim Heavyside
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tim@heavyside.co



4 2 4

Property Type: House
Land Size: 748 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
December quarter 2025: $3,065,000

Comparable Properties



475 Tooronga Rd HAWTHORN EAST 3123 (REI/VG)

3 1 4

Price: $2,225,000
Method: Sold Before Auction
Date: 08/09/2025
Property Type: House (Res)
Land Size: 661 sqm approx

Agent Comments



402 Barkers Rd HAWTHORN EAST 3123 (VG)

3 - -

Price: $3,000,000
Method: Sale
Date: 11/11/2025
Property Type: House (Res)
Land Size: 743 sqm approx

Agent Comments

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.

Account - Heavyside

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