

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

6/36 MAYSTON STREET 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

8/61 MAYSTON STREET HAWTHORN EAST VIC 3123	\$525,000	02-Jul-25
7/107 VICTORIA ROAD HAWTHORN EAST VIC 3123	\$498,000	05-Sep-25
301/38 HAROLD STREET HAWTHORN EAST VIC 3123	\$500,000	03-Aug-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.~~

This Statement of Information was prepared on: 13 November 2025



**8/61 MAYSTON STREET
HAWTHORN EAST VIC 3123**

 1
  1
  1

Sold Price **\$525,000** Sold Date **02-Jul-25**

Distance **0.08km**



**7/107 VICTORIA ROAD
HAWTHORN EAST VIC 3123**

 1
  1
  1

Sold Price **\$498,000** Sold Date **05-Sep-25**

Distance **0.55km**



**301/38 HAROLD STREET
HAWTHORN EAST VIC 3123**

 1
  1
  1

Sold Price **\$500,000** Sold Date **03-Aug-25**

Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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