

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

2/36 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Feb 2025

to

31 Jan 2026

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

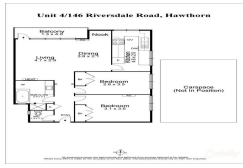
Date of sale

4/146 RIVERSDALE ROAD HAWTHORN VIC 3122	\$625,000	14-Feb-26
8/50 LEURA GROVE HAWTHORN EAST VIC 3123	\$615,000	22-Nov-25
4/488 GLENFERRIE ROAD HAWTHORN VIC 3122	\$583,000	28-Oct-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: 18 February 2026



4/146 RIVERSDALE ROAD HAWTHORN VIC 3122

 2
  1
  1

Sold Price ^{RS} **\$625,000** ^{UN} Sold Date **14-Feb-26**

Distance **1.44km**



8/50 LEURA GROVE HAWTHORN EAST VIC 3123

 2
  1
  1

Sold Price **\$615,000** Sold Date **22-Nov-25**

Distance **1.21km**



4/488 GLENFERRIE ROAD HAWTHORN VIC 3122

 2
  1
  1

Sold Price **\$583,000** Sold Date **28-Oct-25**

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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