

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

27A Leura Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$4,100,000

&

\$4,400,000

Median sale price

Median price

\$2,555,000

Property Type

House

Suburb

Hawthorn East

Period - From

01/07/2025

to

30/06/2026

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	11 Constance St HAWTHORN EAST 3123	\$4,210,000	28/03/2026
2	42 Pleasant Rd HAWTHORN EAST 3123	\$4,155,000	21/03/2026
3	38 Pine Av CAMBERWELL 3124	\$4,450,000	21/03/2026

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:

21/08/2026 14:29

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4 3 4

Property Type: House
Land Size: 1023 sqm approx
Agent Comments

Indicative Selling Price
\$4,100,000 - \$4,400,000
Median House Price
Year ending June 2026: \$2,555,000

Comparable Properties



11 Constance St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

4 2 2

Price: \$4,210,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 661 sqm approx



42 Pleasant Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

5 1 2

Price: \$4,155,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 641 sqm approx



38 Pine Av CAMBERWELL 3124 (REI/VG)

Agent Comments

6 3 2

Price: \$4,450,000
Method: Private Sale
Date: 21/03/2026
Property Type: House
Land Size: 892 sqm approx