

# 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 Rosslyn Street, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,870,000

### Median sale price

Median price

\$2,490,000

Property Type

House

Suburb

Hawthorn East

Period - From

06/07/2025

to

05/07/2026

Source

Property Data

### 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 | 65 Fletcher St HAWTHORN EAST 3123 | \$1,725,000 | 16/06/2026   |
| 2 | 17 Kaikoura Av HAWTHORN EAST 3123 | \$1,830,000 | 30/05/2026   |
| 3 | 2/48 Leura Gr HAWTHORN EAST 3123  | \$1,760,000 | 23/05/2026   |

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:

06/07/2026 15:41

2 Rosslyn Street, Hawthorn East Vic 3123

A—Z

Sam Christensen  
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**Indicative Selling Price**  
\$1,700,000 - \$1,870,000

**Median House Price**

06/07/2025 - 05/07/2026: \$2,490,000



4 2 2

**Property Type:** House  
**Land Size:** 458 sqm approx  
**Agent Comments**

## Comparable Properties



**65 Fletcher St HAWTHORN EAST 3123 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,725,000  
**Method:** Private Sale  
**Date:** 16/06/2026  
**Property Type:** House  
**Land Size:** 246 sqm approx



**17 Kaikoura Av HAWTHORN EAST 3123 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,830,000  
**Method:** Auction Sale  
**Date:** 30/05/2026  
**Property Type:** House (Res)



**2/48 Leura Gr HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,760,000  
**Method:** Auction Sale  
**Date:** 23/05/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 377 sqm approx

**Account - A-Z Real Estate Agency | P: 03 9815 1124**



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