

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

13 Harcourt Street, Hawthorn East VIC 3123

Indicative selling price

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

Single price

\$12,000,000

Median sale price

Median price

\$2,415,000

Property Type

House

Suburb

Hawthorn East

Period - From

03/12/2024

to

02/06/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
69 Mont Albert Rd, Canterbury Vic	\$11,850,000	06/12/2024
8 Lytton St, Kew Vic	\$12,170,000	03/12/2024

This Statement of Information was prepared on:

03/06/2025

13 Harcourt Street, Hawthorn East VIC 3123



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Property Type: House

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Indicative Selling Price

-

Median House Price

Year ending June 2025: \$2,415,000

Comparable Properties



69 Mont Albert Rd, Canterbury Vic

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Price: \$11,850,000

Method: Private Sale

Date: 06/12/2024

Property Type: House

Land Size: 1743 sqm approx



8 Lytton St, Kew Vic

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Price: \$12,170,000

Method: Private Sale

Date: 03/12/2024

Property Type: House

Land Size: 1239 sqm approx

Account - Marshall White - Hawthorn | P: 98229999