

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

105/8 Luton Lane, Hawthorn Vic 3122

Indicative selling price

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

Range between \$740,000

&

\$780,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb Hawthorn

Period - From 03/07/2025

to

02/07/2026

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	117/35 Camberwell Rd HAWTHORN EAST 3123	\$761,000	22/06/2026
2	207/6 Lisson Gr HAWTHORN 3122	\$745,000	13/06/2026
3	305/8 Luton La HAWTHORN 3122	\$802,500	22/05/2026

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:

03/07/2026 09:45

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Indicative Selling Price

\$740,000 - \$780,000

Median Unit Price

03/07/2025 - 02/07/2026: \$590,000



2 2 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



117/35 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 2 1

Price: \$761,000

Method: Private Sale

Date: 22/06/2026

Property Type: Apartment



207/6 Lisson Gr HAWTHORN 3122 (REI)

Agent Comments

2 2 1

Price: \$745,000

Method: Auction Sale

Date: 13/06/2026

Property Type: Apartment



305/8 Luton La HAWTHORN 3122 (REI)

Agent Comments

2 2 2

Price: \$802,500

Method: Private Sale

Date: 22/05/2026

Property Type: Apartment