

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

109/2 Golding Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$390,000

&

\$410,000

Median sale price

Median price \$582,500

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2024

to

31/03/2025

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	13/165 Power St HAWTHORN 3122	\$399,000	28/02/2025
2	501/25 Lynch St HAWTHORN 3122	\$405,000	19/02/2025
3	105/2 Tweed St HAWTHORN 3122	\$400,000	02/12/2024

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:

28/05/2025 15:03



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$390,000 - \$410,000
Median Unit Price
Year ending March 2025: \$582,500

Comparable Properties



13/165 Power St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$399,000
Method: Private Sale
Date: 28/02/2025
Property Type: Apartment



501/25 Lynch St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 19/02/2025
Property Type: Apartment



105/2 Tweed St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 02/12/2024
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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