

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

14/178 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2025 to 31/12/2025 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	8/11-13 Auburn Gr HAWTHORN EAST 3123	\$590,000	13/02/2026
2	4/146 Riversdale Rd HAWTHORN 3122	\$625,000	14/02/2026
3	10/11 Ardene Ct HAWTHORN 3122	\$627,500	19/02/2026

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:

31/03/2026 15:00

14/178 Power Street, Hawthorn Vic 3122



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Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

Year ending December 2025: \$590,000



2 1 2

Property Type: Apartment

Agent Comments

Comparable Properties



8/11-13 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Sold Before Auction

Date: 13/02/2026

Property Type: Apartment

Land Size: 67 sqm approx



4/146 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$625,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Apartment



10/11 Ardene Ct HAWTHORN 3122 (VG)

Agent Comments

2 - -

Price: \$627,500

Method: Sale

Date: 19/02/2026

Property Type: Strata Unit/Flat

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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