

# 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

21/1 Domville Avenue, Hawthorn Vic 3122

### Indicative selling price

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

Range between

\$650,000

&

\$715,000

### Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2024

to

31/12/2024

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 | 106/13 Acacia Pl ABBOTSFORD 3067 | \$715,000 | 18/03/2025   |
| 2 | 9/7 Summerlea Gr HAWTHORN 3122   | \$715,000 | 07/03/2025   |
| 3 | 12/1 Domville Av HAWTHORN 3122   | \$731,000 | 01/03/2025   |

**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:

31/03/2025 10:22

21/1 Domville Avenue, Hawthorn Vic 3122

**Jellis  
Craig**

Nick O'Halloran

9831 2819

0430 345 086

nickohalloran@jellisrcraig.com.au

**Indicative Selling Price**

\$650,000 - \$715,000

**Median Unit Price**

Year ending December 2024: \$580,000



2 2 2

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**106/13 Acacia PI ABBOTSFORD 3067 (REI)**

**Agent Comments**

2 2 1

**Price:** \$715,000

**Method:** Private Sale

**Date:** 18/03/2025

**Property Type:** Apartment



**9/7 Summerlea Gr HAWTHORN 3122 (REI)**

**Agent Comments**

2 1 1

**Price:** \$715,000

**Method:** Private Sale

**Date:** 07/03/2025

**Property Type:** Apartment



**12/1 Domville Av HAWTHORN 3122 (REI)**

**Agent Comments**

2 1 2

**Price:** \$731,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** Apartment

**Account - Jellis Craig** | P: 98305966



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