Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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	30/168 Power Street, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$520,000	&	\$570,000

Median sale price

Median price	\$602,000	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/01/2025	to	31/03/2025	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	5/26 Auburn Gr HAWTHORN EAST 3123	\$580,000	26/03/2025
2	5/178 Power St HAWTHORN 3122	\$570,000	25/12/2024
3	10/178 Power St HAWTHORN 3122	\$580,000	30/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/04/2025 17:29





Steve Koutsantonis 03 9889 3990 0400 128 495

> **Median Unit Price** March quarter 2025: \$602,000

steve@shelterrealestate.com.au **Indicative Selling Price** \$520,000 - \$570,000



Property Type: Apartment **Agent Comments**

Delivering a fabulous lifestyle choice and a superb investment option, this brilliantly presented, north facing apartment is ideally located with trams on the doorstep and moments from the Yarra River cycling and walking trails.

Comparable Properties



5/26 Auburn Gr HAWTHORN EAST 3123 (REI)

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Agent Comments

Price: \$580,000 Method: Private Sale Date: 26/03/2025

Property Type: Apartment



5/178 Power St HAWTHORN 3122 (VG)

2



Agent Comments

Agent Comments

Price: \$570,000 Method: Sale Date: 25/12/2024

Property Type: Strata Unit/Flat



10/178 Power St HAWTHORN 3122 (REI/VG)

Price: \$580,000 Method: Auction Sale

Date: 30/11/2024 Property Type: Unit

Account - Shelter Real Estate | P: 03 9889 3990





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