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	
process	

Indicative selling price

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

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	205/2a Montrose PI HAWTHORN EAST 3123	\$420,000	27/03/2025
2	501/25 Lynch St HAWTHORN 3122	\$405,000	19/02/2025
3	104/577 Glenferrie Rd HAWTHORN 3122	\$430,000	13/02/2025

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:	09/05/2025 09:50





George Mitry 0419 370 483 GeorgeMitry@jelliscraig.com.au

> **Indicative Selling Price** \$400,000 - \$440,000 **Median Unit Price** March quarter 2025: \$602,000





Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



205/2a Montrose PI HAWTHORN EAST 3123 (REI/VG)

Price: \$420,000 Method: Private Sale Date: 27/03/2025

Property Type: Apartment

Agent Comments



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

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

Property Type: Apartment

Agent Comments



104/577 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Price: \$430,000 Method: Private Sale Date: 13/02/2025

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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