

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

314/1 Drill Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,090,000

&

\$1,180,000

Median sale price

Median price \$616,000

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2026

to

30/06/2026

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	UG22/35 Camberwell Rd HAWTHORN EAST 3123	\$1,200,000	08/06/2026
2	208/55 Camberwell Rd HAWTHORN EAST 3123	\$1,180,000	14/02/2026
3	1004/11 David St RICHMOND 3121	\$1,125,000	14/03/2026

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:

03/08/2026 12:46



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,180,000

Median Unit Price

June quarter 2026: \$616,000

Comparable Properties



UG22/35 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 08/06/2026

Property Type: Apartment



208/55 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Apartment



1004/11 David St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,125,000

Method: Private Sale

Date: 14/03/2026

Property Type: Apartment