

# 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

5/8 Brook Street, 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 \$475,000

&

\$500,000

### 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 | 7/2 Brook St HAWTHORN 3122     | \$545,000 | 21/03/2026   |
| 2 | 3/166 Power St HAWTHORN 3122   | \$462,000 | 02/01/2026   |
| 3 | 9/87 Denham St HAWTHORN 3122   | \$490,000 | 03/12/2025   |

**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:

25/03/2026 12:18



 1  1  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$475,000 - \$500,000

**Median Unit Price**

Year ending December 2025: \$590,000

## Comparable Properties



**7/2 Brook St HAWTHORN 3122 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$545,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** Apartment



**3/166 Power St HAWTHORN 3122 (REI/VG)**

**Agent Comments**

 1  1  1

**Price:** \$462,000

**Method:** Private Sale

**Date:** 02/01/2026

**Property Type:** Apartment



**9/87 Denham St HAWTHORN 3122 (REI/VG)**

**Agent Comments**

 1  1  1

**Price:** \$490,000

**Method:** Private Sale

**Date:** 03/12/2025

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9864 5000