

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

8/70 Church Street, Hawthorn Vic 3122

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

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2025

to 31/03/2025

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	2/54 Princess St KEW 3101	\$566,000	19/02/2025
2	5/178 Power St HAWTHORN 3122	\$570,000	25/12/2024
3	4/27 Peel St KEW 3101	\$566,000	14/12/2024

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:

23/04/2025 12:56



Property Type: Apartment

Agent Comments

Comparable Properties



2/54 Princess St KEW 3101 (REI/VG)

Agent Comments



Price: \$566,000

Method: Sold Before Auction

Date: 19/02/2025

Property Type: Unit



5/178 Power St HAWTHORN 3122 (VG)

Agent Comments



Price: \$570,000

Method: Sale

Date: 25/12/2024

Property Type: Strata Unit/Flat



4/27 Peel St KEW 3101 (REI)

Agent Comments



Price: \$566,000

Method: Auction Sale

Date: 14/12/2024

Property Type: Apartment