Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	3/177 Rathmines Road, Hawthorn East Vic 3123
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$750,000
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Median sale price

Median price	\$610,000	Pro	perty Type U	nit		Suburb	Hawthorn East
Period - From	01/10/2024	to	31/12/2024	So	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	Price	Date of sale

1	1/13 Belmont Av KEW 3101	\$780,000	01/02/2025
2	G8/307 Barkers Rd KEW 3101	\$711,000	07/12/2024
3	2/58 Adeney Av KEW 3101	\$703,000	21/09/2024

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:	21/02/2025 15:17



THE AGENCY

Luke Saville 0437 720 806 lukesaville@theagency.com.au

Indicative Selling Price \$700,000 - \$750,000 **Median Unit Price** December quarter 2024: \$610,000

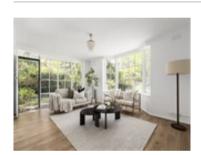




Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/13 Belmont Av KEW 3101 (REI)

Price: \$780,000 Method: Auction Sale Date: 01/02/2025 **Property Type:** Unit

Agent Comments

G8/307 Barkers Rd KEW 3101 (VG)

Price: \$711,000 Method: Sale

Date: 07/12/2024 Property Type: Strata Unit/Flat **Agent Comments**



2/58 Adeney Av KEW 3101 (REI/VG)



Price: \$703,000 Method: Auction Sale Date: 21/09/2024

Property Type: Unit

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388



