

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 3/177 Rathmines Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2024 to 31/12/2024 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	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

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

December quarter 2024: \$610,000

Comparable Properties



1/13 Belmont Av KEW 3101 (REI)

Agent Comments



Price: \$780,000

Method: Auction Sale

Date: 01/02/2025

Property Type: Unit

G8/307 Barkers Rd KEW 3101 (VG)

Agent Comments



Price: \$711,000

Method: Sale

Date: 07/12/2024

Property Type: Strata Unit/Flat



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

Agent Comments



Price: \$703,000

Method: Auction Sale

Date: 21/09/2024

Property Type: Unit

Account - The Agency Victoria | P: 03 8578 0388



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