

## 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

302/7 MONTROSE STREET HAWTHORN EAST VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

15/19 AUBURN GROVE HAWTHORN EAST VIC 3123	\$657,000	10-Oct-24
AUBURN GROVE HAWTHORN EAST VIC 3123	\$630,000	22-Aug-24
11/21 AUBURN GROVE HAWTHORN EAST VIC 3123	\$630,000	22-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 30 January 2025



**15/19 AUBURN GROVE  
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price **\$657,000** Sold Date **10-Oct-24**

Distance **0.19km**



**AUBURN GROVE HAWTHORN  
EAST VIC 3123**

2 - -

Sold Price **\$630,000** Sold Date **22-Aug-24**

Distance **0.2km**



**11/21 AUBURN GROVE HAWTHORN** Sold Price  
**EAST VIC 3123**

2 1 1

Sold Date **22-Aug-24**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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