

## 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

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Mar 2024

to

28 Feb 2025

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

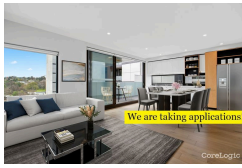
Date of sale

404/7 MONTROSE STREET HAWTHORN EAST VIC 3123	\$648,000	14-Sep-23
108/2A MONTROSE PLACE HAWTHORN EAST VIC 3123	\$615,000	14-Feb-24
504/7 MONTROSE STREET HAWTHORN EAST VIC 3123	\$638,000	02-Sep-23

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: 04 March 2025



## 404/7 MONTROSE STREET HAWTHORN EAST VIC 3123

2 2 1

Sold Price **\$648,000** Sold Date **14-Sep-23**

Distance **0km**

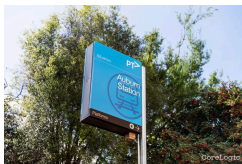


## 108/2A MONTROSE PLACE HAWTHORN EAST VIC 3123

2 1 1

Sold Price **\$615,000** Sold Date **14-Feb-24**

Distance **0.07km**



## 504/7 MONTROSE STREET HAWTHORN EAST VIC 3123

2 2 1

Sold Price **\$638,000** Sold Date **02-Sep-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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