Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	ale
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Address Including suburb and postcode	12/1 Domville Avenue, Hawthorn Vic 3122
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Indicative selling price

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

Range between	\$650,000	&	\$690,000

Median sale price

Median price	\$580,000	Pro	perty Type U	nit		Suburb	Hawthorn
Period - From	01/01/2024	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Au	aress or comparable property	1 1100	Date of Sale
1	3/1 Domville Av HAWTHORN 3122	\$720,000	10/08/2024
2	36/44 Burwood Rd HAWTHORN 3122	\$627,500	01/06/2024
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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:	07/02/2025 10:56



Date of sale

THE AGENCY

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

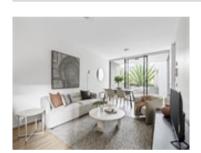
Indicative Selling Price \$650,000 - \$690,000 **Median Unit Price** Year ending December 2024: \$580,000





Property Type: Apartment **Agent Comments**

Comparable Properties



3/1 Domville Av HAWTHORN 3122 (REI)

Agent Comments

Price: \$720,000 Method: Auction Sale Date: 10/08/2024

Property Type: Apartment



36/44 Burwood Rd HAWTHORN 3122 (REI/VG)

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Agent Comments

Price: \$627,500 Method: Auction Sale Date: 01/06/2024

Property Type: Apartment

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.

Account - The Agency Victoria | P: 03 8578 0388



