

# 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 502/2 Eastern Place, 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)

Price Range \$106,000 & \$120,000

### Median sale price

Median price \$635,000 Property Type Unit Suburb Hawthorn East (3123)  
Period - From 01/03/2024 to 28/02/2025 Source CoreLogic

### Comparable property sales

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
401/2 EASTERN PLACE, HAWTHORN EAST VIC 3123	\$115,000	19/01/2025
404/2 EASTERN PLACE, HAWTHORN EAST VIC 3123	\$108,000	06/11/2024
412/2 EASTERN PLACE, HAWTHORN EAST VIC 3123	\$111,000	04/01/2025

This Statement of Information was prepared on: 04/03/2025