Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	6/25 Isabella Grove, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Range between \$490,000 & \$520,000	Range between	\$490,000	&	\$520,000
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Median sale price

Median price	\$580,000	Pro	perty Type Ur	nit		Suburb	Hawthorn
Period - From	01/01/2024	to	31/12/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	14/28 Burwood Rd HAWTHORN 3122	\$490,000	21/10/2024
2	12/53 Westbank Tce RICHMOND 3121	\$513,500	11/10/2024
3	5/49 Denham St HAWTHORN 3122	\$470,500	21/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/03/2025 15:55



THE AGENCY

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

Indicative Selling Price \$490,000 - \$520,000 **Median Unit Price** Year ending December 2024: \$580,000



Rooms: 2

Property Type: Apartment **Agent Comments**

Comparable Properties



14/28 Burwood Rd HAWTHORN 3122 (REI/VG)

Price: \$490,000

Method: Sold Before Auction

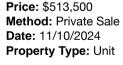
Date: 21/10/2024 Property Type: Unit **Agent Comments**



12/53 Westbank Tce RICHMOND 3121 (REI/VG)



Agent Comments











Agent Comments



Price: \$470,500 Method: Auction Sale Date: 21/09/2024 Property Type: Unit

Account - The Agency Victoria | P: 03 8578 0388



