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	108/12 Albert Street, Hawthorn East Vic 3123
Including suburb and	
postcode	

Indicative selling price

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

Single price \$365,000

Median sale price

Median price	\$593,000	Pro	perty Type Ur	it		Suburb	Hawthorn East
Period - From	08/01/2024	to	07/01/2025	s	ource	Property	/ Data

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	311/8 Montrose St HAWTHORN EAST 3123	\$370,000	19/08/2024
2	116/38 Camberwell Rd HAWTHORN EAST 3123	\$375,000	25/07/2024
3	11/117 Victoria Rd HAWTHORN EAST 3123	\$370,500	11/07/2024

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:	08/01/2025 14:56



McGrath





Property Type: Apartment Agent Comments

Indicative Selling Price \$365,000 Median Unit Price 08/01/2024 - 07/01/2025: \$593,000

Comparable Properties



311/8 Montrose St HAWTHORN EAST 3123 (REI/VG)

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Price: \$370,000 Method: Private Sale Date: 19/08/2024

Property Type: Apartment

Agent Comments



116/38 Camberwell Rd HAWTHORN EAST 3123 (REI/VG) Agent Comments

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Price: \$375,000 **Method:** Private Sale **Date:** 25/07/2024

Property Type: Apartment



11/117 Victoria Rd HAWTHORN EAST 3123 (REI/VG)

Price: \$370,500 Method: Private Sale Date: 11/07/2024 Property Type: Unit Agent Comments

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613





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