

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

906/1 PORTER STREET HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

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

701/1 PORTER STREET HAWTHORN EAST VIC 3123	\$596,000	13-Feb-25
702/1 PORTER STREET HAWTHORN EAST VIC 3123	\$585,000	19-Feb-25

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: 15 March 2025



**701/1 PORTER STREET
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price

^{RS} **\$596,000**

Sold Date

13-Feb-25

Distance

0km



**702/1 PORTER STREET
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price

^{RS} **\$585,000**

Sold Date

19-Feb-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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