

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

107/1A LAUNDER STREET HAWTHORN VIC 3122

Indicative selling price

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

Single Price

or range
between

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 May 2024

to

30 Apr 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

116/1A LAUNDER STREET HAWTHORN VIC 3122	\$480,000	26-Feb-25
2/40 LIDDIARD STREET HAWTHORN VIC 3122	\$387,000	22-Mar-25
205/1A LAUNDER STREET HAWTHORN VIC 3122	\$396,000	08-Jan-24

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: 12 May 2025



**116/1A LAUNDER STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$480,000** Sold Date **26-Feb-25**

Distance **0km**

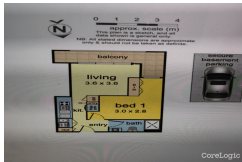


**2/40 LIDDIARD STREET
HAWTHORN VIC 3122**

1 1 -

Sold Price **\$387,000** Sold Date **22-Mar-25**

Distance **0.43km**



**205/1A LAUNDER STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$396,000** Sold Date **08-Jan-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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