

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

108/12 Albert Street, Hawthorn East Vic 3123

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

Property Type Unit

Suburb Hawthorn East

Period - From 08/01/2024

to 07/01/2025

Source 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	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 comparable properties 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



 1
  1
  1

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)

Agent Comments

 1
  1
  1

Price: \$370,000

Method: Private Sale

Date: 19/08/2024

Property Type: Apartment



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

 1
  1
  1

Price: \$375,000

Method: Private Sale

Date: 25/07/2024

Property Type: Apartment



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

Agent Comments

 1
  1
  1

Price: \$370,500

Method: Private Sale

Date: 11/07/2024

Property Type: Unit

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



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