

# 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

109/2 Golding Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$390,000

&

\$410,000

### Median sale price

Median price \$582,500

Property Type Unit

Suburb Hawthorn

Period - From 01/04/2024

to

31/03/2025

Source 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	Price	Date of sale
1	13/165 Power St HAWTHORN 3122	\$399,000	28/02/2025
2	501/25 Lynch St HAWTHORN 3122	\$405,000	19/02/2025
3	105/2 Tweed St HAWTHORN 3122	\$400,000	02/12/2024

**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:

28/05/2025 15:03



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$390,000 - \$410,000  
**Median Unit Price**  
Year ending March 2025: \$582,500

## Comparable Properties



**13/165 Power St HAWTHORN 3122 (REI/VG)**

**Agent Comments**



**Price:** \$399,000  
**Method:** Private Sale  
**Date:** 28/02/2025  
**Property Type:** Apartment



**501/25 Lynch St HAWTHORN 3122 (REI/VG)**

**Agent Comments**



**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 19/02/2025  
**Property Type:** Apartment



**105/2 Tweed St HAWTHORN 3122 (REI/VG)**

**Agent Comments**



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 02/12/2024  
**Property Type:** Apartment

**Account - Melbourne RE** | P: 03 9829 2900 | F: 03 9829 2951



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