

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

G12/12 ALBERT 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

or range
between

\$325,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,550,000

Property type

Other

Suburb

Hawthorn East

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

G10/12 ALBERT STREET HAWTHORN EAST VIC 3123	\$325,000	08-Aug-25
206/12 ALBERT STREET HAWTHORN EAST VIC 3123	\$363,000	04-Jul-25
407/12 ALBERT STREET HAWTHORN EAST VIC 3123	\$360,000	11-Jul-25

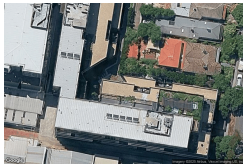
OR

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: 21 November 2025



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**610/12 ALBERT STREET
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$325,000** Sold Date **08-Aug-25**

Distance **0km**

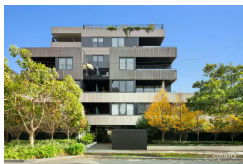


**206/12 ALBERT STREET
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **\$363,000** Sold Date **04-Jul-25**

Distance **0km**



**407/12 ALBERT STREET
HAWTHORN EAST VIC 3123**

1 1 -

Sold Price **\$360,000** Sold Date **11-Jul-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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