

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	212/2 Eastern Place, Hawthorn East, VIC 3123
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$110,000	&	\$120,000
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Median sale price

Median price	\$593,250	Property Type	House	Suburb	Hawthorn East (3123)
Period - From	20/09/2024	to	20/05/2025	Source	REIV

Comparable property sales

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
218/2 EASTERN PLACE, HAWTHORN EAST VIC 3123	\$108,000	02/04/2025
207/2 EASTERN PLACE, HAWTHORN EAST VIC 3123	\$105,000	01/04/2025
310/2 EASTERN PLACE, HAWTHORN EAST VIC 3123	\$110,000	15/03/2025

This Statement of Information was prepared on: 20/05/2025