

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

215/8 MONTROSE 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Sep 2024

to

31 Aug 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

309/31 QUEENS AVENUE HAWTHORN VIC 3122	\$630,000	05-Mar-25
201/31 QUEENS AVENUE HAWTHORN VIC 3122	\$620,000	15-Apr-25
115/8 MONTROSE STREET HAWTHORN EAST VIC 3123	\$595,000	29-Feb-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: 25 September 2025



**309/31 QUEENS AVENUE
 HAWTHORN VIC 3122**

 2  2  2

Sold Price **\$630,000** Sold Date **05-Mar-25**

Distance **0.17km**



**201/31 QUEENS AVENUE
 HAWTHORN VIC 3122**

 2  2  1

Sold Price **\$620,000** Sold Date **15-Apr-25**

Distance **0.17km**



**115/8 MONTROSE STREET
 HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price **\$595,000** Sold Date **29-Feb-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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