

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

3/166 POWER STREET HAWTHORN VIC 3122

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

\$450,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hawthorn

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

107/121 POWER STREET HAWTHORN VIC 3122	\$472,000	26-Aug-25
201/151 BURWOOD ROAD HAWTHORN VIC 3122	\$475,000	13-Jun-25
5/2 EDWARD STREET HAWTHORN VIC 3122	\$464,000	31-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: 28 November 2025



Shawn White
P 0388095584
M 0425335034
E Shawn.White@Little.com.au



**107/121 POWER STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$472,000** Sold Date **26-Aug-25**

Distance **0.38km**



**201/151 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$475,000** Sold Date **13-Jun-25**

Distance **0.48km**



**5/2 EDWARD STREET HAWTHORN
VIC 3122**

1 1 1

Sold Price **\$464,000** Sold Date **31-Jul-25**

Distance **1.59km**

RS = Recent sale UN = Undisclosed Sale

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