

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

4/14 LAWES 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

\$435,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Oct 2024

to

30 Sep 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

101/22 FINDON STREET HAWTHORN VIC 3122	\$445,000	16-Apr-25
216/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$435,500	23-Jun-25
2/89 WESTBANK TERRACE RICHMOND VIC 3121	\$455,000	11-Jun-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: 09 October 2025

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**101/22 FINDON STREET
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$445,000** Sold Date **16-Apr-25**

Distance **0.21km**

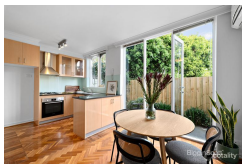


**216/81 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$435,500** Sold Date **23-Jun-25**

Distance **1.9km**



**2/89 WESTBANK TERRACE
RICHMOND VIC 3121**

1 1 1

Sold Price **\$455,000** Sold Date **11-Jun-25**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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