

## 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

420/2 EASTERN PLACE HAWTHORN EAST VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$105,000

&

\$115,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Dec 2024

to

30 Nov 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

108/2 EASTERN PLACE HAWTHORN EAST VIC 3123	\$120,000	29-Jul-25
109/2 EASTERN PLACE HAWTHORN EAST VIC 3123	\$115,000	25-Oct-25
117/2 EASTERN PLACE HAWTHORN EAST VIC 3123	\$145,000	08-May-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: 03 December 2025



## 108/2 EASTERN PLACE HAWTHORN EAST VIC 3123

 1  1  1

Sold Price **\$120,000** Sold Date **29-Jul-25**

Distance **0km**



## 109/2 EASTERN PLACE HAWTHORN EAST VIC 3123

 1  1  1

Sold Price **\$115,000** Sold Date **25-Oct-25**

Distance **0km**

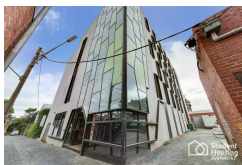


## 117/2 EASTERN PLACE HAWTHORN EAST VIC 3123

 1  1  1

Sold Price **\$145,000** Sold Date **08-May-25**

Distance **0km**



## 212/2 EASTERN PLACE HAWTHORN EAST VIC 3123

 1  1  1

Sold Price **\$116,000** Sold Date **23-May-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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