Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

/126-128 Rathmines Road, Hawthorn East Vic 3123
/12

Indicative selling price

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

Range between	\$510,000	&	\$550,000
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Median sale price

Median price	\$593,250	Pro	perty Type	Unit		Suburb	Hawthorn East
Period - From	01/01/2025	to	31/03/2025		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	Address of comparable property		Date of sale
1	5/43 Lingwell Rd HAWTHORN EAST 3123	\$525,000	05/04/2025
2	4/115 Victoria Rd HAWTHORN EAST 3123	\$541,000	22/03/2025
3	2/127 Riversdale Rd HAWTHORN 3122	\$540,000	17/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/04/2025 16:27



THE AGENCY

Luke Saville 0437 720 806 lukesaville@theagency.com.au

Indicative Selling Price \$510,000 - \$550,000 **Median Unit Price** March quarter 2025: \$593,250

Agent Comments

Agent Comments

Agent Comments





Property Type: Apartment **Agent Comments**

Comparable Properties



5/43 Lingwell Rd HAWTHORN EAST 3123 (REI)

Price: \$525,000 Method: Auction Sale Date: 05/04/2025 Property Type: Unit

2







Price: \$541,000 Method: Auction Sale Date: 22/03/2025

Property Type: Apartment

4/115 Victoria Rd HAWTHORN EAST 3123 (REI)

2/127 Riversdale Rd HAWTHORN 3122 (REI/VG)



Price: \$540,000 Method: Private Sale Date: 17/10/2024

Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388





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