

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

901/8 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

204/469 RIVERSDALE ROAD HAWTHORN EAST VIC 3123

\$1,275,000

14-Feb-25

101/187 BARKERS ROAD KEW VIC 3101

\$1,260,000

02-Mar-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: 04 April 2025



**204/469 RIVERSDALE ROAD
HAWTHORN EAST VIC 3123**

 3  2  2

Sold Price

\$1,275,000

Sold Date

14-Feb-25

Distance

1.2km



**101/187 BARKERS ROAD KEW VIC
3101**

 4  2  2

Sold Price

^{RS} **\$1,260,000**

Sold Date

02-Mar-25

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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