

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

105/12 ALBERT 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Sep 2024

to

31 Aug 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

103/20 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$380,000	25-Jul-25
113/20 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$385,000	16-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: 16 September 2025

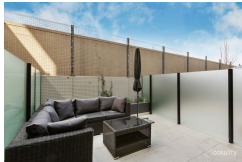


**103/20 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$380,000** Sold Date **25-Jul-25**

Distance **0.18km**



**113/20 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$385,000** Sold Date **16-Jun-25**

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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