

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

g5/2 Constance Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price \$584,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2025 to 30/06/2025 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	Price	Date of sale
1	2/23 Harold St HAWTHORN EAST 3123	\$555,000	01/07/2025
2	8/577 Glenferrie Rd HAWTHORN 3122	\$530,000	10/04/2025
3	14/36 Lisson Gr HAWTHORN 3122	\$545,000	29/03/2025

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 six months.~~

This Statement of Information was prepared on:

21/07/2025 10:05



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Property Type: Unit

Land Size: Total Size 89sqm -
Internal Size 60 sqm approx

Agent Comments

Indicative Selling Price

\$530,000 - \$560,000

Median Unit Price

June quarter 2025: \$584,000

Comparable Properties



2/23 Harold St HAWTHORN EAST 3123 (REI)

Agent Comments

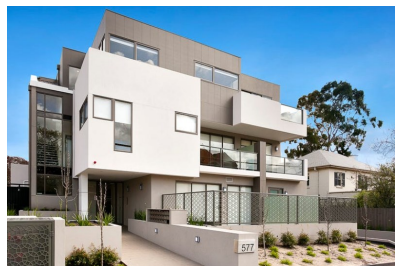
 1
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Price: \$555,000

Method: Sold Before Auction

Date: 01/07/2025

Property Type: Apartment



8/577 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

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Price: \$530,000

Method: Private Sale

Date: 10/04/2025

Property Type: Apartment



14/36 Lisson Gr HAWTHORN 3122 (REI/VG)

Agent Comments

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  1

Price: \$545,000

Method: Private Sale

Date: 29/03/2025

Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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