

# 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

30/17-25 Yarra Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$980,000

&

\$1,050,000

### Median sale price

Median price

\$1,218,000

Property Type

Townhouse

Suburb

Hawthorn

Period - From

23/06/2024

to

22/06/2025

Source

Property Data

### 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	202/649 Victoria St ABBOTSFORD 3067	\$1,085,000	15/06/2025
2	8/50 Palmer St RICHMOND 3121	\$1,012,000	12/06/2025
3	2/25 River St RICHMOND 3121	\$1,070,000	04/06/2025

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:

23/06/2025 16:04



 3  2  2

**Rooms:** 6  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$980,000 - \$1,050,000  
**Median Townhouse Price**  
23/06/2024 - 22/06/2025: \$1,218,000

## Comparable Properties



**202/649 Victoria St ABBOTSFORD 3067 (REI)**

**Agent Comments**

 2  2  2

**Price:** \$1,085,000  
**Method:** Private Sale  
**Date:** 15/06/2025  
**Property Type:** Apartment



**8/50 Palmer St RICHMOND 3121 (REI)**

**Agent Comments**

 2  2  2

**Price:** \$1,012,000  
**Method:** Auction Sale  
**Date:** 12/06/2025  
**Property Type:** Apartment  
**Land Size:** 139 sqm approx



**2/25 River St RICHMOND 3121 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,070,000  
**Method:** Private Sale  
**Date:** 04/06/2025  
**Property Type:** Apartment

**Account - Marshall White** | P: 03 9822 9999