Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/155 Power Street, Hawthorn Vic 3122

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|-------------|-----|-------------|------|-----------|------|--------|----------|
| Range betwee | n \$500,000 | | & | | \$550,000 | | | |
| Median sale price | | | | | | | | |
| Median price | \$597,500 | Pro | operty Type | Unit | | | Suburb | Hawthorn |
| Period - From | 01/04/2025 | to | 30/06/2025 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1 | 5/33 Grove Rd HAWTHORN 3122 | \$500,000 | 26/03/2025 |
| 2 | 2/69 Morang Rd HAWTHORN 3122 | \$515,000 | 28/04/2025 |
| 3 | 15/11 Oshaughnessy St KEW 3101 | \$547,000 | 01/05/2025 |

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:

08/07/2025 15:41



5/155 Power Street, Hawthorn Vic 3122







Rooms: 4 Property Type: Apartment Agent Comments Nick Roper 03 9810 5000 0449 677 344 NickRoper@jelliscraig.com.au

> Indicative Selling Price \$500,000 - \$550,000 Median Unit Price June quarter 2025: \$597,500

Comparable Properties

| 5/33 Grove Rd HAWTHORN 3122 (REI/VG) 2 1 1 1 Price: \$500,000 Method: Sold Before Auction Date: 26/03/2025 Property Type: Apartment | Agent Comments |
|--|----------------|
| 2/69 Morang Rd HAWTHORN 3122 (REI/VG) 2 1 1 1 Price: \$515,000 Method: Private Sale Date: 28/04/2025 Property Type: Apartment | Agent Comments |
| 15/11 Oshaughnessy St KEW 3101 (REI) 2 1 1 1 Price: \$547,000 Method: Auction Sale Date: 01/05/2025 Property Type: Apartment | Agent Comments |

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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