

## 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

206B/12 ALBERT STREET HAWTHORN EAST VIC 3123

### Indicative selling price

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

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jun 2024

to

31 May 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

604/18 LILYDALE GROVE HAWTHORN EAST VIC 3123

\$425,000

12-Apr-25

702/8 MONTROSE STREET HAWTHORN EAST VIC 3123

\$390,000

07-Feb-25

5/67 AUBURN ROAD HAWTHORN VIC 3122

\$405,000

04-Apr-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: 05 June 2025



**604/18 LILYDALE GROVE  
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$425,000** Sold Date **12-Apr-25**

Distance **0.1km**



**702/8 MONTROSE STREET  
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$390,000** Sold Date **07-Feb-25**

Distance **0.18km**



**5/67 AUBURN ROAD HAWTHORN  
VIC 3122**

 1  1  1

Sold Price **\$405,000** Sold Date **04-Apr-25**

Distance **0.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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