

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

215/12 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jul 2024

to

30 Jun 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

704/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$530,000	25-Feb-25
508/8 MONTROSE STREET HAWTHORN EAST VIC 3123	\$520,000	25-Feb-25
5/43 LINGWELL ROAD HAWTHORN EAST VIC 3123	\$525,000	05-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: 27 July 2025



**704/32 LILYDALE GROVE
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$530,000** Sold Date **25-Feb-25**

Distance **0.04km**



**508/8 MONTROSE STREET
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$520,000** Sold Date **25-Feb-25**

Distance **0.17km**



**5/43 LINGWELL ROAD
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price **\$525,000** Sold Date **05-Apr-25**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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