

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

\$535,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,422,500

Property type

House

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

209/1 PORTER STREET HAWTHORN EAST VIC 3123	\$577,000	16-Apr-25
704/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$530,000	25-Feb-25
106/2 GOLDING STREET HAWTHORN VIC 3122	\$570,000	05-Mar-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: 16 June 2025



**209/1 PORTER STREET
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$577,000** Sold Date **16-Apr-25**

Distance **0.86km**



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

2 2 1

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

Distance **0.04km**



**106/2 GOLDING STREET
HAWTHORN VIC 3122**

2 2 1

Sold Price **\$570,000** Sold Date **05-Mar-25**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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