

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

B114/12 Albert Street, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000

&

\$550,000

Median sale price

Median price \$598,000

Property Type Unit

Suburb Hawthorn East

Period - From 16/07/2024

to

15/07/2025

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	208/80 Lynch St HAWTHORN 3122	\$535,000	11/06/2025
2	602/12 Albert St HAWTHORN EAST 3123	\$507,500	27/02/2025
3	508/8 Montrose St HAWTHORN EAST 3123	\$520,000	25/02/2025

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:

16/07/2025 11:52

B114/12 Albert Street, Hawthorn East Vic 3123



Jay Price
0478 106 669
jay.price@belleproperty.com



2 1 1

Rooms: 1
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
16/07/2024 - 15/07/2025: \$598,000

Comparable Properties



208/80 Lynch St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$535,000
Method: Private Sale
Date: 11/06/2025
Property Type: Apartment



602/12 Albert St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$507,500
Method: Private Sale
Date: 27/02/2025
Property Type: Apartment



508/8 Montrose St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 2 1

Price: \$520,000
Method: Private Sale
Date: 25/02/2025
Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888



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