

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

G5/2 Constance 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

\$593,250

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/01/2025

to

31/03/2025

Source

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.

	Address of comparable property	Price	Date of sale
1	8/577 Glenferrie Rd HAWTHORN 3122	\$530,000	10/04/2025
2	4/39 Mayston St HAWTHORN EAST 3123	\$512,000	29/03/2025
3	14/36 Lisson Gr HAWTHORN 3122	\$545,000	29/03/2025

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:

03/07/2025 15:09



1 1 1

Property Type: Strata Unit/Flat
Land Size: Internal Size 60 (total 89sqm) sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
March quarter 2025: \$593,250

Comparable Properties



8/577 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$530,000
Method: Private Sale
Date: 10/04/2025
Property Type: Apartment



4/39 Mayston St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

1 1 1

Price: \$512,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Apartment



14/36 Lisson Gr HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$545,000
Method: Private Sale
Date: 29/03/2025
Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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