

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$560,000

### Median sale price

Median price \$584,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2025 to 30/06/2025 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	2/23 Harold St HAWTHORN EAST 3123	\$555,000	01/07/2025
2	8/577 Glenferrie Rd HAWTHORN 3122	\$530,000	10/04/2025
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:

21/07/2025 10:05



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**Property Type:** Unit

**Land Size:** Total Size 89sqm -  
Internal Size 60 sqm approx

Agent Comments

**Indicative Selling Price**

\$530,000 - \$560,000

**Median Unit Price**

June quarter 2025: \$584,000

## Comparable Properties



**2/23 Harold St HAWTHORN EAST 3123 (REI)**

Agent Comments

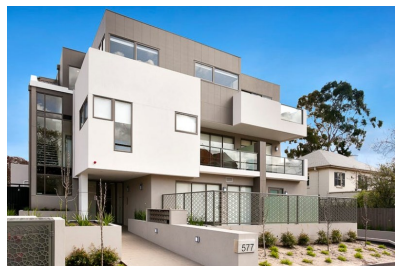
1   
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**Price:** \$555,000

**Method:** Sold Before Auction

**Date:** 01/07/2025

**Property Type:** Apartment



**8/577 Glenferrie Rd HAWTHORN 3122 (REI)**

Agent Comments

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**Price:** \$530,000

**Method:** Private Sale

**Date:** 10/04/2025

**Property Type:** Apartment



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

Agent Comments

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**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