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	g5/2 Constance Street, Hawthorn East Vic 3123
Including suburb and	
postcode	

Indicative selling price

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

Range between \$530,000 & \$560,000	Range between	\$530,000	&	\$560,000
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Median sale price

Median price	\$584,000	Pro	perty Type Un	it		Suburb	Hawthorn East
Period - From	01/04/2025	to	30/06/2025	So	urce	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

Add	dress 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 comparableproperties 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



RT Edgar





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)

1

1

-

Price: \$555,000

Method: Sold Before Auction

Date: 01/07/2025

Property Type: Apartment

Agent Comments



8/577 Glenferrie Rd HAWTHORN 3122 (REI)

1

Price: \$530,000

7

Agent Comments

Method: Private Sale Date: 10/04/2025 Property Type: Apartment



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

1

-

2

Price: \$545,000

Date: 29/03/2025 Property Type: Apartment

Method: Private Sale

Agent Comments

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





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