

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 206/1A Launder St, Hawthorn VIC 3122

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 \$435,000 & \$470,000

Median sale price

Median price \$580,000 Property type *Apartment* Suburb Hawthorn

Period - From June 2024 to June 2025 Source Real Estate.com

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. 116/1A Launder Street, Hawthorn, Vic 3122	\$480,000	25 Mar 2025
2. 109/2 Golding Street, Hawthorn, Vic 3122	\$410,000	13 Jun 2025
3. 307/609 Burwood Road Hawthorn VIC 3122	\$427,500	23 May 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: 27/6/2025