

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

105/121 POWER STREET 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

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,635,000

Property type

House

Suburb

Hawthorn

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

107/311 BURWOOD ROAD HAWTHORN VIC 3122	\$575,000	22-Oct-24
106/2 GOLDING STREET HAWTHORN VIC 3122	\$570,000	07-Mar-25
303/8 QUEENS AVENUE HAWTHORN VIC 3122	\$580,000	27-Oct-24

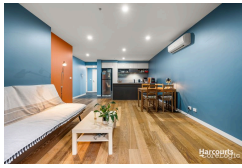
OR

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 6 months.~~

This Statement of Information was prepared on: 20 March 2025



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**107/311 BURWOOD ROAD
HAWTHORN VIC 3122**

2 2 -

Sold Price **\$575,000** Sold Date **22-Oct-24**

Distance **0.56km**



**106/2 GOLDING STREET
HAWTHORN VIC 3122**

2 2 1

Sold Price ^{RS} **\$570,000** Sold Date **07-Mar-25**

Distance **0.56km**



**303/8 QUEENS AVENUE
HAWTHORN VIC 3122**

2 2 1

Sold Price **\$580,000** Sold Date **27-Oct-24**

Distance **1.46km**

RS = Recent sale **UN** = Undisclosed Sale

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