### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address Including suburb and postcode	
posicode	

#### Indicative selling price

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

Range between \$650,000 &	\$695,000
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#### Median sale price

Median price	\$597,500	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	01/04/2025	to	30/06/2025	9	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

Add	dress of comparable property	Price	Date of sale
1	25/50 Morang Rd HAWTHORN 3122	\$655,000	17/07/2025
2	5/16 Lawes St HAWTHORN 3122	\$670,000	21/06/2025
3	6/138 Church St HAWTHORN 3122	\$720,000	05/05/2025

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:	09/09/2025 17:03





**Emily Savers** 03 9426 4000 0404 988 850 esayers@bigginscott.com.au

**Indicative Selling Price** \$650,000 - \$695,000 **Median Unit Price** June quarter 2025: \$597,500





Property Type: Apartment **Agent Comments** 

# Comparable Properties



25/50 Morang Rd HAWTHORN 3122 (REI/VG)

2

Price: \$655,000

Method: Sold Before Auction

Date: 17/07/2025 Property Type: Unit **Agent Comments** 



5/16 Lawes St HAWTHORN 3122 (REI/VG)

2



Agent Comments

Price: \$670,000 Method: Auction Sale Date: 21/06/2025

Property Type: Apartment



6/138 Church St HAWTHORN 3122 (REI/VG)





**Agent Comments** 

Price: \$720,000

Method: Sold Before Auction

Date: 05/05/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000





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