

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

201/2 Golding Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$390,000

&

\$410,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb Hawthorn

Period - From 26/07/2024

to

25/07/2025

Source Property Data

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	204/1a Launder St HAWTHORN 3122	\$415,000	24/06/2025
2	109/2 Golding St HAWTHORN 3122	\$410,000	13/06/2025
3	9/127 Riversdale Rd HAWTHORN 3122	\$430,000	10/06/2025

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:

26/07/2025 11:02

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1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$390,000 - \$410,000
Median Unit Price
26/07/2024 - 25/07/2025: \$580,000

Comparable Properties



204/1a Launder St HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$415,000
Method: Private Sale
Date: 24/06/2025
Property Type: Unit



109/2 Golding St HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$410,000
Method: Private Sale
Date: 13/06/2025
Property Type: Apartment



9/127 Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$430,000
Method: Private Sale
Date: 10/06/2025
Property Type: Apartment