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	13/175 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Single price $699,000

Median sale price

Median price $581,000 Property Type Unit Suburb Hawthorn

Period - From 04/03/2025 to 03/03/2026 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	12/181 Power St HAWTHORN 3122	$680,000	16/12/2025
2	13/177 Power St HAWTHORN 3122	$640,000	22/11/2025
3	18/181 Power St HAWTHORN 3122	$662,500	21/11/2025

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: 04/03/2026 09:40

13/175 Power Street, Hawthorn Vic 3122

JellisCraig



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$699,000
Median Unit Price
04/03/2025 - 03/03/2026: $581,000

Comparable Properties



12/181 Power St HAWTHORN 3122 (VG)

2 - -

Price: $680,000
Method: Sale
Date: 16/12/2025
Property Type: Company Share Unit (within multi-storey development)

Agent Comments



13/177 Power St HAWTHORN 3122 (REI/VG)

2 1 1

Price: $640,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Apartment

Agent Comments



18/181 Power St HAWTHORN 3122 (REI/VG)

2 1 1

Price: $662,500
Method: Sold Before Auction
Date: 21/11/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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