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	G01/48 Mason Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $1,260,000 & $1,385,000

Median sale price

Median price $582,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2025 to 31/12/2025 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	Price	Date of sale
1	1/6 Riversdale Rd HAWTHORN 3122	$1,250,000	21/12/2025
2	2/43a Mary St HAWTHORN 3122	$1,281,000	29/11/2025
3	107/649 Victoria St ABBOTSFORD 3067	$1,250,000	30/10/2025

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: 10/03/2026 19:43

G01/48 Mason Street, Hawthorn Vic 3122

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$1,260,000 - $1,385,000
Median Unit Price
December quarter 2025: $582,500

Comparable Properties

1/6 Riversdale Rd HAWTHORN 3122 (VG)

2 - -

Agent Comments

Price: $1,250,000
Method: Sale
Date: 21/12/2025
Property Type: Strata Unit/Flat



2/43a Mary St HAWTHORN 3122 (REI/VG)

2 1 2

Agent Comments

Price: $1,281,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit



107/649 Victoria St ABBOTSFORD 3067 (REI)

2 2 2

Agent Comments

Price: $1,250,000
Method: Private Sale
Date: 30/10/2025
Property Type: Unit

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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