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	207/8 Luton Lane, Hawthorn Vic 3122

Indicative selling price

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

Range between $780,000 & $830,000

Median sale price

Median price $565,000 Property Type Unit Suburb Hawthorn

Period - From 09/02/2025 to 08/02/2026 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	26/349 Riversdale Rd HAWTHORN EAST 3123	$830,000	09/12/2025
2	102/3 Kennedy Av RICHMOND 3121	$825,000	25/11/2025
3	25/1 Domville Av HAWTHORN 3122	$831,000	08/11/2025

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: 09/02/2026 18:22

207/8 Luton Lane, Hawthorn Vic 3122

JellisCraig

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2 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$780,000 - $830,000
Median Unit Price
09/02/2025 - 08/02/2026: $565,000

Comparable Properties



26/349 Riversdale Rd HAWTHORN EAST 3123 (VG)

2 - -

Price: $830,000
Method: Sale
Date: 09/12/2025
Property Type: Retirement Village Individual Flat/Unit

Agent Comments

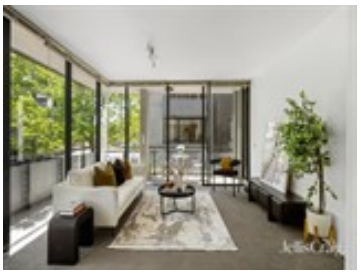


102/3 Kennedy Av RICHMOND 3121 (REI/VG)

2 2 1

Price: $825,000
Method: Private Sale
Date: 25/11/2025
Property Type: Apartment

Agent Comments



25/1 Domville Av HAWTHORN 3122 (REI)

2 2 2

Price: $831,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE

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