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	508/1 Porter Street, Hawthorn East Vic 3123

Indicative selling price

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

Single price $420,000

Median sale price

Median price $620,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2025 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	208/828 Burke Rd CAMBERWELL 3124	$415,000	26/02/2026
2	117/138 Camberwell Rd HAWTHORN EAST 3123	$431,888	22/01/2026
3	206/1 Porter St HAWTHORN EAST 3123	$405,000	12/01/2026

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: 19/03/2026 12:17

508/1 Porter Street, Hawthorn East Vic 3123

RT Edgar

1 1 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$420,000
Median Unit Price
Year ending December 2025: $620,000

Comparable Properties



208/828 Burke Rd CAMBERWELL 3124 (REI/VG)

1 1 1

Price: $415,000
Method: Private Sale
Date: 26/02/2026
Property Type: Apartment

Agent Comments



117/138 Camberwell Rd HAWTHORN EAST 3123 (REI)

2 2 1

Price: $431,888
Method: Private Sale
Date: 22/01/2026
Property Type: Apartment

Agent Comments



206/1 Porter St HAWTHORN EAST 3123 (VG)

1 - -

Price: $405,000
Method: Sale
Date: 12/01/2026
Property Type: Strata Unit/Flat

Agent Comments

Account - RT Edgar Boroondara | P: 88882000

REIV THE DIFFERENCE | propertydata.com.au

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