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	17/152 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $1,300,000 & $1,430,000

Median sale price

Median price $580,000 Property Type Unit Suburb Hawthorn

Period - From 03/03/2024 to 02/03/2025 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	2/16 Liddiard St HAWTHORN 3122	$1,472,000	26/10/2024
2	125 Stawell St RICHMOND 3121	$1,375,000	19/10/2024
3	9/53 Westbank Tce RICHMOND 3121	$1,305,000	05/10/2024

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: 03/03/2025 12:57

17/152 Power Street, Hawthorn Vic 3122



1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median Unit Price
03/03/2024 - 02/03/2025: $580,000

Comparable Properties



2/16 Liddiard St HAWTHORN 3122 (REI/VG)

3 2 2

Price: $1,472,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Townhouse (Res)

Agent Comments



125 Stawell St RICHMOND 3121 (REI/VG)

3 2 2

Price: $1,375,000
Method: Auction Sale
Date: 19/10/2024
Property Type: Townhouse (Res)
Land Size: 112 sqm approx

Agent Comments



9/53 Westbank Tce RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,305,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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