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	102/107 HAWKE STREET WEST MELBOURNE VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$452,500	Property type	Unit	Suburb	West Melbourne
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

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 6 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
G6/145 RODEN STREET WEST MELBOURNE VIC 3003	$510,000	08-Aug-25
103/162-174 ROSSLYN STREET WEST MELBOURNE VIC 3003	$530,000	06-Nov-25
609/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	$525,000	25-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 23 March 2026

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G6/145 RODEN STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price **$510,000** Sold Date **08-Aug-25**

Distance **0.1km**



103/162-174 ROSSLYN STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price **$530,000** Sold Date **06-Nov-25**

Distance **0.25km**



609/9 DRYBURGH STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price **$525,000** Sold Date **25-Jul-25**

Distance **0.4km**

RS = Recent sale **UN** = Undisclosed Sale

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