

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

1/152 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,292,500 Property Type Townhouse Suburb Hawthorn

Period - From 16/04/2025 to 15/04/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

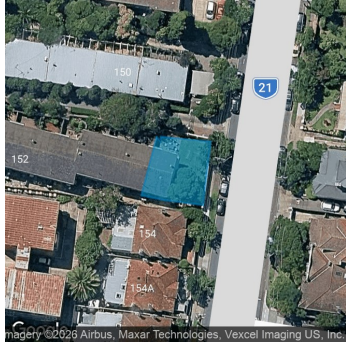
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/48 Morang Rd HAWTHORN 3122	\$1,038,000	30/03/2026
2	3/25 Isabella Gr HAWTHORN 3122	\$1,094,000	28/03/2026
3	3/63 Lisson Gr HAWTHORN 3122	\$970,000	06/12/2025

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: 16/04/2026 11:04



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median Townhouse Price
16/04/2025 - 15/04/2026: \$1,292,500

Comparable Properties



3/48 Morang Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,038,000
Method: Private Sale
Date: 30/03/2026
Property Type: House



3/25 Isabella Gr HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,094,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit



3/63 Lisson Gr HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$970,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Unit

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