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	2/12 Symonds Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $430,000 & $460,000

Median sale price

Median price $628,500 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2025 to 31/03/2026 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	102/309 Riversdale Rd HAWTHORN EAST 3123	$441,000	04/05/2026
2	3/129 Riversdale Rd HAWTHORN 3122	$445,000	18/03/2026
3	203/38 Harold St HAWTHORN EAST 3123	$457,500	25/11/2025

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: 19/05/2026 13:22

2/12 Symonds Street, Hawthorn East Vic 3123



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$430,000 - $460,000
Median Unit Price
Year ending March 2026: $628,500

Comparable Properties



102/309 Riversdale Rd HAWTHORN EAST 3123 (REI)

1 | 1 | 1

Price: $441,000
Method: Private Sale
Date: 04/05/2026
Property Type: Apartment

Agent Comments



3/129 Riversdale Rd HAWTHORN 3122 (REI/VG)

1 | 1 | 1

Price: $445,000
Method: Private Sale
Date: 18/03/2026
Property Type: Apartment

Agent Comments



203/38 Harold St HAWTHORN EAST 3123 (REI/VG)

1 | 1 | 1

Price: $457,500
Method: Private Sale
Date: 25/11/2025
Property Type: Apartment

Agent Comments

Account - Buxton | P: 03 9809 9888 | F: 03 9809 9899

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