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	903/8 Montrose Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $350,000 & $385,000

Median sale price

Median price $640,250 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2026 to 30/06/2026 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	308/2a Montrose Pl HAWTHORN EAST 3123	$380,000	04/06/2026
2	803/7 Montrose St HAWTHORN EAST 3123	$350,000	13/05/2026
3	206/8 Montrose St HAWTHORN EAST 3123	$345,000	12/03/2026

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: 21/07/2026 12:20

903/8 Montrose Street, Hawthorn East Vic 3123

Sam Babalis
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0419513197
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$350,000 - $385,000
Median Unit Price
June quarter 2026: $640,250

Comparable Properties



308/2a Montrose Pl HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $380,000
Method: Private Sale
Date: 04/06/2026
Property Type: Apartment

Agent Comments



803/7 Montrose St HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $350,000
Method: Private Sale
Date: 13/05/2026
Property Type: Apartment

Agent Comments



206/8 Montrose St HAWTHORN EAST 3123 (REI/VG)

1 1 1

Price: $345,000
Method: Private Sale
Date: 12/03/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

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