

# 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

602/12 Albert Street, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$500,000

&

\$525,000

### Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

01/01/2024

to

31/12/2024

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 | 107/2 Tweed St HAWTHORN 3122             | \$545,000 | 09/11/2024   |
| 2 | 312/138 Camberwell Rd HAWTHORN EAST 3123 | \$522,000 | 28/10/2024   |
| 3 | 516/347 Camberwell Rd CAMBERWELL 3124    | \$516,000 | 27/10/2024   |

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:

10/02/2025 14:55

602/12 Albert Street, Hawthorn East Vic 3123

**Jellis  
Craig**

Monique Peeters

9810 5000

0412 603 343

moniquepeeters@jellisrcraig.com.au

**Indicative Selling Price**

\$500,000 - \$525,000

**Median Unit Price**

Year ending December 2024: \$600,000



 2  1  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**107/2 Tweed St HAWTHORN 3122 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$545,000

**Method:** Private Sale

**Date:** 09/11/2024

**Property Type:** Apartment



**312/138 Camberwell Rd HAWTHORN EAST 3123 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$522,000

**Method:** Sale

**Date:** 28/10/2024

**Property Type:** Strata Unit/Flat



**516/347 Camberwell Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$516,000

**Method:** Private Sale

**Date:** 27/10/2024

**Property Type:** Unit

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511



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