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	406/2a Montrose Place, Hawthorn East Vic 3123

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $610,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2024 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	4/159 Cotham Rd KEW 3101	$1,080,000	04/03/2025
2	43/1245 Burke Rd KEW 3101	$925,000	20/11/2024
3	305/567 Glenferrie Rd HAWTHORN 3122	$920,000	21/09/2024

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: 12/03/2025 11:25

406/2a Montrose Place, Hawthorn East Vic 3123



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
December quarter 2024: $610,000

Comparable Properties



4/159 Cotham Rd KEW 3101 (REI)

3 2 2

Price: $1,080,000
Method: Private Sale
Date: 04/03/2025
Property Type: Apartment

Agent Comments



43/1245 Burke Rd KEW 3101 (REI/VG)

3 2 2

Price: $925,000
Method: Sold Before Auction
Date: 20/11/2024
Property Type: Apartment

Agent Comments



305/567 Glenferrie Rd HAWTHORN 3122 (REI/VG)

3 2 2

Price: $920,000
Method: Private Sale
Date: 21/09/2024
Property Type: Apartment

Agent Comments

Account - Marshall White | P: 03 9822 9999

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