

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

10/5 Stanley Avenue, Hawthorn East Vic 3123

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$595,000

Property Type Unit

Suburb Hawthorn East

Period - From 01/04/2024

to 31/03/2025

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	5/43 Lingwell Rd HAWTHORN EAST 3123	\$525,000	05/04/2025
2	602/12 Albert St HAWTHORN EAST 3123	\$507,500	27/02/2025
3	222/138 Camberwell Rd HAWTHORN EAST 3123	\$480,000	21/12/2024

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:

27/05/2025 12:49



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Property Type: Apartment

Agent Comments

Comparable Properties



5/43 Lingwell Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$525,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Unit



602/12 Albert St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$507,500

Method: Private Sale

Date: 27/02/2025

Property Type: Apartment

222/138 Camberwell Rd HAWTHORN EAST 3123 (VG)

Agent Comments

2 - -

Price: \$480,000

Method: Sale

Date: 21/12/2024

Property Type: Strata Unit/Flat