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	301/168 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Single price $560,000

Median sale price

Median price $602,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2025 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	5/26 Auburn Gr HAWTHORN EAST 3123	$580,000	26/03/2025
2	5/178 Power St HAWTHORN 3122	$570,000	25/12/2024
3	10/178 Power St HAWTHORN 3122	$580,000	30/11/2024

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: 26/05/2025 09:09

301/168 Power Street, Hawthorn Vic 3122

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2 1 1

Property Type: Apartment

Agent Comments

Delivering a fabulous lifestyle choice and a superb investment option, this brilliantly presented, north facing apartment is ideally located with trams on the doorstep and moments from the Yarra River cycling and walking trails, Hawthorn Station plus popular cafes.

Indicative Selling Price
$560,000
Median Unit Price
March quarter 2025: $602,000

Comparable Properties



5/26 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

2 1 1

Price: $580,000
Method: Private Sale
Date: 26/03/2025
Property Type: Apartment

Agent Comments



5/178 Power St HAWTHORN 3122 (VG)

2 - -

Price: $570,000
Method: Sale
Date: 25/12/2024
Property Type: Strata Unit/Flat

Agent Comments



10/178 Power St HAWTHORN 3122 (REI/VG)

2 1 4

Price: $580,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Unit

Agent Comments

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