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	207/2a Montrose Place, Hawthorn East Vic 3123

Indicative selling price

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

Range between $570,000 & $625,000

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	217/96 Camberwell Rd HAWTHORN EAST 3123	$578,000	28/04/2025
2	1/21 Glen St HAWTHORN 3122	$580,000	15/04/2025
3	311/102 Camberwell Rd HAWTHORN EAST 3123	$605,000	05/04/2025

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: 20/05/2025 09:41

207/2a Montrose Place, Hawthorn East Vic 3123

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$570,000 - $625,000
Median Unit Price
Year ending March 2025: $595,000

Comparable Properties



217/96 Camberwell Rd HAWTHORN EAST 3123 (REI)

2 1 1

Price: $578,000
Method: Private Sale
Date: 28/04/2025
Property Type: Apartment

Agent Comments



1/21 Glen St HAWTHORN 3122 (REI)

2 1 1

Price: $580,000
Method: Sold Before Auction
Date: 15/04/2025
Property Type: Unit

Agent Comments



311/102 Camberwell Rd HAWTHORN EAST 3123 (REI)

2 2 1

Price: $605,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Apartment

Agent Comments

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