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	30/17-25 Yarra Street, Hawthorn Vic 3122

Indicative selling price

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

Single price	$980,000

Median sale price

Median price	$590,000	Property Type	Unit	Suburb	Hawthorn
Period - From	01/07/2024	to	30/06/2025	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	15/73 River St RICHMOND 3121	$960,000	12/08/2025
2	3/9 Coppin Gr HAWTHORN 3122	$975,000	25/07/2025
3	1/18 Riversdale Rd HAWTHORN 3122	$995,000	22/07/2025

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: 27/08/2025 07:27

30/17-25 Yarra Street, Hawthorn Vic 3122



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$980,000
Median Unit Price
Year ending June 2025: $590,000

Comparable Properties



15/73 River St RICHMOND 3121 (REI)

2 2 2

Price: $960,000
Method: Private Sale
Date: 12/08/2025
Property Type: Apartment

Agent Comments



3/9 Coppin Gr HAWTHORN 3122 (REI)

3 1 1

Price: $975,000
Method: Expression of Interest
Date: 25/07/2025
Property Type: Apartment

Agent Comments



1/18 Riversdale Rd HAWTHORN 3122 (REI)

2 1 1

Price: $995,000
Method: Private Sale
Date: 22/07/2025
Property Type: Apartment

Agent Comments

Account - Marshall White | P: 03 9822 9999

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