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	36/154-164 Rathmines Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $680,000 & $740,000

Median sale price

Median price $584,000 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2025 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	8/564 Riversdale Rd CAMBERWELL 3124	$730,000	12/07/2025
2	5/81 Pleasant Rd HAWTHORN EAST 3123	$690,000	28/06/2025
3	7/154-164 Rathmines Rd HAWTHORN EAST 3123	$712,500	20/05/2025

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: 19/08/2025 10:56

36/154-164 Rathmines Road, Hawthorn East Vic 3123

Nelson Alexander



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$680,000 - $740,000
Median Unit Price
June quarter 2025: $584,000

Comparable Properties



8/564 Riversdale Rd CAMBERWELL 3124 (REI)

2 1 1

Price: $730,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Unit

Agent Comments



5/81 Pleasant Rd HAWTHORN EAST 3123 (VG)

2 - -

Price: $690,000
Method: Sale
Date: 28/06/2025
Property Type: Strata Unit/Flat

Agent Comments



7/154-164 Rathmines Rd HAWTHORN EAST 3123 (REI)

2 1 2

Price: $712,500
Method: Private Sale
Date: 20/05/2025
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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