

# 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

1/150 Power Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$597,500 Property Type Unit Suburb Hawthorn

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	6/18-20 Burton Av HAWTHORN 3122	\$815,000	23/06/2025
2	4/63 Wattle Rd HAWTHORN 3122	\$876,000	31/05/2025
3	4/10-12 William St HAWTHORN 3122	\$880,000	25/05/2025

**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:

26/08/2025 16:10



**Rooms:** 3  
**Property Type:** Villa Unit  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median Unit Price**  
June quarter 2025: \$597,500

## Comparable Properties



6/18-20 Burton Av HAWTHORN 3122 (REI)

[Agent Comments](#)



**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 23/06/2025  
**Property Type:** Unit



4/63 Wattle Rd HAWTHORN 3122 (REI/VG)

[Agent Comments](#)



**Price:** \$876,000  
**Method:** Auction Sale  
**Date:** 31/05/2025  
**Property Type:** Apartment



4/10-12 William St HAWTHORN 3122 (REI)

[Agent Comments](#)



**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 25/05/2025  
**Property Type:** Townhouse (Single)

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