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	604/9 Porter Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $590,000 Property Type Unit Suburb Hawthorn East

Period - From 23/09/2024 to 22/09/2025 Source Property Data

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	201/439 Camberwell Rd CAMBERWELL 3124	$1,115,000	24/06/2025
2	25/64 Anderson Rd HAWTHORN EAST 3123	$920,000	07/05/2025
3	406/2a Montrose Pl HAWTHORN EAST 3123	$1,050,000	09/04/2025

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: 23/09/2025 10:08

604/9 Porter Street, Hawthorn East Vic 3123

JellisCraig

Simon Lord
0407 337 557
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2 2 1

Rooms: 3
Property Type: apartment

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median Unit Price
23/09/2024 - 22/09/2025: $590,000

Comparable Properties



201/439 Camberwell Rd CAMBERWELL 3124 (REI/VG)

3 2 2

Price: $1,115,000
Method: Private Sale
Date: 24/06/2025
Property Type: Apartment

Agent Comments



25/64 Anderson Rd HAWTHORN EAST 3123 (REI)

2 2 2

Price: $920,000
Method: Private Sale
Date: 07/05/2025
Property Type: Apartment

Agent Comments



406/2a Montrose Pl HAWTHORN EAST 3123 (REI/VG)

3 2 2

Price: $1,050,000
Method: Private Sale
Date: 09/04/2025
Property Type: Apartment

Agent Comments

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