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	109/121 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $525,000 & $560,000

Median sale price

Median price $600,000 Property Type Unit Suburb Hawthorn

Period - From 01/07/2025 to 30/09/2025 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	208/567 Glenferrie Rd HAWTHORN 3122	$535,000	25/10/2025
2	408/31 Queens Av HAWTHORN 3122	$545,000	24/09/2025
3	110/121 Power St HAWTHORN 3122	$605,000	30/08/2025

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: 07/11/2025 14:05

109/121 Power Street, Hawthorn Vic 3122

Dean Brooks
03 9889 3990
0412 055 511
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2 1 1

Property Type: Apartment

Agent Comments

Defined by its industrial inspired design and striking architectural fit-out, this stylish 2 bedroom, 1 bathroom apartment showcases modern living with exceptional attention to detail.

Indicative Selling Price
$525,000 - $560,000
Median Unit Price
September quarter 2025: $600,000

Comparable Properties



208/567 Glenferrie Rd HAWTHORN 3122 (REI)

2 1 1

Price: $535,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Apartment

Agent Comments



408/31 Queens Av HAWTHORN 3122 (REI)

2 1 1

Price: $545,000
Method: Private Sale
Date: 24/09/2025
Property Type: Apartment

Agent Comments



110/121 Power St HAWTHORN 3122 (REI)

2 1 1

Price: $605,000
Method: Private Sale
Date: 30/08/2025
Property Type: Apartment

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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