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	8/126-128 Rathmines Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $510,000 & $550,000

Median sale price

Median price $593,250 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2025 to 31/03/2025 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	5/43 Lingwell Rd HAWTHORN EAST 3123	$525,000	05/04/2025
2	4/115 Victoria Rd HAWTHORN EAST 3123	$541,000	22/03/2025
3	2/127 Riversdale Rd HAWTHORN 3122	$540,000	17/10/2024

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: 07/04/2025 16:27

8/126-128 Rathmines Road, Hawthorn East Vic 3123

THE AGENCY

Luke Saville
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$510,000 - $550,000
Median Unit Price
March quarter 2025: $593,250

Comparable Properties



5/43 Lingwell Rd HAWTHORN EAST 3123 (REI)

2 1 1

Price: $525,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Unit

Agent Comments



4/115 Victoria Rd HAWTHORN EAST 3123 (REI)

2 1 1

Price: $541,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Apartment

Agent Comments



2/127 Riversdale Rd HAWTHORN 3122 (REI/VG)

2 1 1

Price: $540,000
Method: Private Sale
Date: 17/10/2024
Property Type: Apartment

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388

REIV THE DIFFERENCE | propertydata.com.au

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