

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 4/14 Rosslyn Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$665,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2025 to 31/12/2025 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	8/50 Leura Gr HAWTHORN EAST 3123	\$615,000	22/11/2025
2	1/11 Harts Pde HAWTHORN EAST 3123	\$677,500	25/09/2025
3	1/11 Grandview Gr HAWTHORN EAST 3123	\$665,000	19/09/2025

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: 02/03/2026 22:38



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2025: \$665,000

Comparable Properties



8/50 Leura Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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Price: \$615,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Apartment



1/11 Harts Pde HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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Price: \$677,500

Method: Private Sale

Date: 25/09/2025

Property Type: Apartment



1/11 Grandview Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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Price: \$665,000

Method: Private Sale

Date: 19/09/2025

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999



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