

## 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

803/7 MONTROSE STREET HAWTHORN EAST VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 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

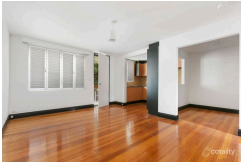
8/203 AUBURN ROAD HAWTHORN VIC 3122	390000	25-Sep-25
15/19 PARK STREET HAWTHORN VIC 3122	390000	04-Oct-25
801/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	370000	17-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 10 March 2026

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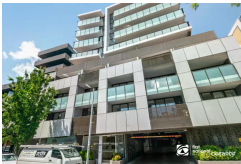
**8/203 AUBURN ROAD HAWTHORN VIC 3122** Sold Price **390000** Sold Date **25-Sep-25**  
 Distance **0.44km**

1 1 1



**15/19 PARK STREET HAWTHORN VIC 3122** Sold Price Sold Date **04-Oct-25**  
 Distance **0.89km**

1 1 1



**801/32 LILYDALE GROVE HAWTHORN EAST VIC 3123** Sold Price <sup>RS</sup> **370000** Sold Date **17-Feb-26**  
 Distance **0.1km**

1 1 1

**RS** = Recent sale      **UN** = Undisclosed Sale

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