

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

14/28 Harold Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2026 to 31/03/2026 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	6/11 Auburn Gr HAWTHORN EAST 3123	\$640,500	18/04/2026
2	8/199 Auburn Rd HAWTHORN 3122	\$679,000	31/03/2026
3	1/5 Acheron Av CAMBERWELL 3124	\$682,500	25/02/2026

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:

21/04/2026 09:03



 2  1  1

Rooms: 5
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median Unit Price
 March quarter 2026: \$670,000

Comparable Properties



6/11 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  1

Price: \$640,500
Method: Auction Sale
Date: 18/04/2026
Property Type: Apartment



8/199 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Price: \$679,000
Method: Private Sale
Date: 31/03/2026
Property Type: Apartment



1/5 Acheron Av CAMBERWELL 3124 (VG)

Agent Comments

 2  -  -

Price: \$682,500
Method: Sale
Date: 25/02/2026
Property Type: House (Res)
Land Size: 1178 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480