

# 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

2/5 Findon Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$582,000 Property Type Unit Suburb Hawthorn

Period - From 20/02/2025 to 19/02/2026 Source Property Data

### 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	13/177 Power St HAWTHORN 3122	\$640,000	22/11/2025
2	18/181 Power St HAWTHORN 3122	\$662,500	21/11/2025
3	4/181 Power St HAWTHORN 3122	\$711,000	17/11/2025

**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:

20/02/2026 15:14



**Rooms:** 5  
**Property Type:** Apartment

David Banks  
03 9810 5000  
0422 868 410  
davidbanks@jelliscraig.com.au

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
20/02/2025 - 19/02/2026: \$582,000

## Comparable Properties



**13/177 Power St HAWTHORN 3122 (REI)**

[Agent Comments](#)



**Price:** \$640,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** Apartment



**18/181 Power St HAWTHORN 3122 (REI)**

[Agent Comments](#)



**Price:** \$662,500  
**Method:** Sold Before Auction  
**Date:** 21/11/2025  
**Property Type:** Apartment



**4/181 Power St HAWTHORN 3122 (REI)**

[Agent Comments](#)



**Price:** \$711,000  
**Method:** Private Sale  
**Date:** 17/11/2025  
**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511



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