

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

102/7 Montrose Street, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$530,000 & \$550,000

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	310/347 Camberwell Rd CAMBERWELL 3124	\$530,000	09/02/2026
2	302/80 Lynch St HAWTHORN 3122	\$540,000	03/02/2026
3	109/121 Power St HAWTHORN 3122	\$540,000	18/11/2025

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:

23/02/2026 12:48

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Indicative Selling Price

\$530,000 - \$550,000

Median Unit Price

December quarter 2025: \$665,000



Property Type:

Agent Comments

Comparable Properties



310/347 Camberwell Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 09/02/2026

Property Type: Apartment



302/80 Lynch St HAWTHORN 3122 (REI)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 03/02/2026

Property Type: Apartment



109/121 Power St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 18/11/2025

Property Type: Apartment

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



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