

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

103/121 Power Street, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$450,000

&

\$470,000

Median sale price

Median price

\$589,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2025

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	409/20 Burnley St RICHMOND 3064	\$450,000	19/03/2026
2	104/121 Power St HAWTHORN 3122	\$458,000	28/02/2026
3	511/2 Golding St HAWTHORN 3122	\$460,000	29/10/2025

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:

21/04/2026 09:46



1
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Property Type: Apartment
Agent Comments
 + Study

Indicative Selling Price
 \$450,000 - \$470,000
Median Unit Price
 Year ending March 2026: \$589,000

Comparable Properties



409/20 Burnley St RICHMOND 3064 (REI)

Agent Comments

1
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Price: \$450,000
Method: Private Sale
Date: 19/03/2026
Property Type: Apartment



104/121 Power St HAWTHORN 3122 (VG)

Agent Comments

1
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Price: \$458,000
Method: Sale
Date: 28/02/2026
Property Type: Strata Unit/Flat



511/2 Golding St HAWTHORN 3122 (REI/VG)

Agent Comments

1
 1
 1

Price: \$460,000
Method: Private Sale
Date: 29/10/2025
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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