

## 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

\$470,000

&

\$500,000

#### Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2025

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	201/14 David St RICHMOND 3121	\$495,000	16/01/2026
2	9/24 Elphin Gr HAWTHORN 3122	\$500,000	27/11/2025
3	105/609 Burwood Rd HAWTHORN 3122	\$480,000	03/09/2025

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:

12/02/2026 15:58



**Property Type:** Strata Unit/Flat

Agent Comments

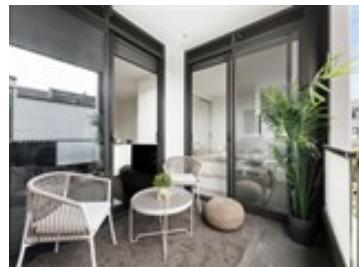
**Indicative Selling Price**

\$470,000 - \$500,000

**Median Unit Price**

Year ending December 2025: \$590,000

## Comparable Properties



**201/14 David St RICHMOND 3121 (REI)**



Agent Comments

**Price:** \$495,000

**Method:** Private Sale

**Date:** 16/01/2026

**Property Type:** Apartment



**9/24 Elphin Gr HAWTHORN 3122 (REI/VG)**



Agent Comments

**Price:** \$500,000

**Method:** Sold Before Auction

**Date:** 27/11/2025

**Property Type:** Unit



**105/609 Burwood Rd HAWTHORN 3122 (REI/VG)**



Agent Comments

**Price:** \$480,000

**Method:** Private Sale

**Date:** 03/09/2025

**Property Type:** Apartment

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