

## 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 510/12 Albert Street, Hawthorn East Vic 3123  
Including suburb and postcode

#### Indicative selling price

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

Range between \$515,000 & \$545,000

#### 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	306/2a Montrose PI HAWTHORN EAST 3123	\$550,000	11/11/2025
2	B114/12 Albert St HAWTHORN EAST 3123	\$515,000	05/08/2025
3	215/12 Albert St HAWTHORN EAST 3123	\$525,500	30/07/2025

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:

28/01/2026 08:39



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$515,000 - \$545,000

**Median Unit Price**

December quarter 2025: \$665,000

## Comparable Properties



**306/2a Montrose PI HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 11/11/2025

**Property Type:** Apartment



**B114/12 Albert St HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$515,000

**Method:** Private Sale

**Date:** 05/08/2025

**Property Type:** Apartment



**215/12 Albert St HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



**Price:** \$525,500

**Method:** Private Sale

**Date:** 30/07/2025

**Property Type:** Unit

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