

# 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

2/2 Calvin 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 \$582,500

Property Type Unit

Suburb Hawthorn

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 | 18/181 Power St HAWTHORN 3122   | \$662,500 | 21/11/2025   |
| 2 | 4/8-10 Abinger PI RICHMOND 3121 | \$650,000 | 25/10/2025   |
| 3 | 106/229 Bridge Rd RICHMOND 3121 | \$675,000 | 21/10/2025   |

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:

27/01/2026 18:01



2    

**Rooms:** 4  
**Property Type:** Flat  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
December quarter 2025: \$582,500

## Comparable Properties



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

**Agent Comments**

2   1   1

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



**4/8-10 Abinger PI RICHMOND 3121 (REI)**

**Agent Comments**

2   1   1

**Price:** \$650,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** Apartment

**106/229 Bridge Rd RICHMOND 3121 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 21/10/2025  
**Property Type:** Unit