

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

103/8 MONTROSE STREET HAWTHORN EAST VIC 3123	\$521,000	01-Jun-26
605/31 QUEENS AVENUE HAWTHORN VIC 3122	\$580,000	01-Jun-26

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 6 months.

This Statement of Information was prepared on: 29 July 2026



**103/8 MONTROSE STREET
HAWTHORN EAST VIC 3123**

 2  1  1

Sold Price ^{RS} **\$521,000** ^{UN} Sold Date **01-Jun-26**

Distance **0.05km**



**605/31 QUEENS AVENUE
HAWTHORN VIC 3122**

 2  1  2

Sold Price **\$580,000** Sold Date **01-Jun-26**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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