

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

906/1 PORTER 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jan 2025

to

31 Dec 2025

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

1002/1 PORTER STREET HAWTHORN EAST VIC 3123	\$650,000	06-Aug-25
411/138 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$670,000	11-Sep-25
305/20 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$650,000	27-Oct-25

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: 17 January 2026


**1002/1 PORTER STREET
HAWTHORN EAST VIC 3123**

 2
  2
  1

Sold Price

^{RS}
\$650,000

Sold Date

06-Aug-25

Distance

0km

**411/138 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 2
  2
  1

Sold Price

\$670,000

Sold Date

11-Sep-25

Distance

0.12km

**305/20 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 2
  2
  1

Sold Price

\$650,000

Sold Date

27-Oct-25

Distance

0.7km
RS = Recent sale

UN = Undisclosed Sale

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