

## 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

403/2 EASTERN PLACE HAWTHORN EAST VIC 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$113,750

&

\$125,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Mar 2025

to

28 Feb 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

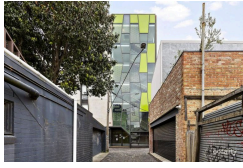
Date of sale

|  |           |           |
|--|-----------|-----------|
| 311/2 EASTERN PLACE HAWTHORN EAST VIC 3123 | \$120,500 | 17-Nov-25 |
| 205/2 EASTERN PLACE HAWTHORN EAST VIC 3123 | \$120,000 | 09-Feb-26 |
| 417/2 EASTERN PLACE HAWTHORN EAST VIC 3123 | \$120,000 | 26-Nov-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: 30 March 2026



**311/2 EASTERN PLACE  
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$120,500** Sold Date **17-Nov-25**

Distance **0km**

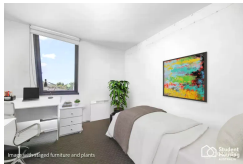


**205/2 EASTERN PLACE  
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$120,000** Sold Date **09-Feb-26**

Distance **0km**



**417/2 EASTERN PLACE  
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price Sold Date **26-Nov-25**

Distance **0km**



**411/2 EASTERN PLACE  
HAWTHORN EAST VIC 3123**

 1  1  1

Sold Price **\$115,500** Sold Date **05-Jan-26**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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