

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

13/2 Brook Street, Hawthorn Vic 3122

Indicative selling price

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

Range between \$490,000

&

\$535,000

Median sale price

Median price \$582,000

Property Type Unit

Suburb Hawthorn

Period - From 29/07/2025

to

28/07/2026

Source Property Data

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	9/17 Muir St HAWTHORN 3122	\$495,000	10/06/2026
2	5/8 Brook St HAWTHORN 3122	\$485,000	16/05/2026
3	4/27 Grove Rd HAWTHORN 3122	\$533,000	14/04/2026

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:

29/07/2026 11:02



 1
  1
  1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000 - \$535,000

Median Unit Price

29/07/2025 - 28/07/2026: \$582,000

Comparable Properties



9/17 Muir St HAWTHORN 3122 (REI)

Agent Comments

 1
  1
  1

Price: \$495,000

Method: Sold Before Auction

Date: 10/06/2026

Property Type: Apartment



5/8 Brook St HAWTHORN 3122 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$485,000

Method: Private Sale

Date: 16/05/2026

Property Type: Apartment



4/27 Grove Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$533,000

Method: Private Sale

Date: 14/04/2026

Property Type: Apartment

Account - Savvi Real Estate