

# 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 9/64 Anderson Road, 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)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$620,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2025 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	2/233 Burke Rd GLEN IRIS 3146	\$925,000	20/11/2025
2	107/368 Auburn Rd HAWTHORN 3122	\$992,000	23/10/2025
3	604/9 Porter St HAWTHORN EAST 3123	\$1,055,000	17/10/2025

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.~~

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**Property Type:** Apartment  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
Year ending December 2025: \$620,000

## Comparable Properties



2/233 Burke Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



**Price:** \$925,000  
**Method:** Private Sale  
**Date:** 20/11/2025  
**Property Type:** Apartment



107/368 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments



**Price:** \$992,000  
**Method:** Private Sale  
**Date:** 23/10/2025  
**Property Type:** Apartment



604/9 Porter St HAWTHORN EAST 3123 (REI/VG)

Agent Comments



**Price:** \$1,055,000  
**Method:** Private Sale  
**Date:** 17/10/2025  
**Property Type:** Apartment