

# 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

6/11 Auburn Grove, 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 \$530,000 & \$580,000

### 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	8/11-13 Auburn Gr HAWTHORN EAST 3123	\$590,000	13/02/2026
2	15/187 Auburn Rd HAWTHORN 3122	\$565,000	22/01/2026
3	22/596 Riversdale Rd CAMBERWELL 3124	\$580,000	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.~~

This Statement of Information was prepared on:

11/03/2026 09:01

Sam Christensen  
03 9815 1124  
0434 338 695  
samc@azrea.com.au



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$530,000 - \$580,000

**Median Unit Price**

Year ending December 2025: \$620,000

## Comparable Properties



**8/11-13 Auburn Gr HAWTHORN EAST 3123 (REI)**

**Agent Comments**

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**Price:** \$590,000

**Method:** Sold Before Auction

**Date:** 13/02/2026

**Property Type:** Apartment

**Land Size:** 67 sqm approx



**15/187 Auburn Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**

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**Price:** \$565,000

**Method:** Private Sale

**Date:** 22/01/2026

**Property Type:** Unit



**22/596 Riversdale Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

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**Price:** \$580,000

**Method:** Private Sale

**Date:** 17/10/2025

**Property Type:** Apartment

**Account - A-Z Real Estate Agency | P: 03 9815 1124**



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