

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 6/772 Burwood Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2026 to 31/03/2026 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	10/845 Burwood Rd HAWTHORN EAST 3123	\$660,000	07/04/2026
2	31/154-164 Rathmines Rd HAWTHORN EAST 3123	\$745,000	21/02/2026
3	1/119 Victoria Rd HAWTHORN EAST 3123	\$759,000	10/02/2026

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: 22/04/2026 15:49



Property Type: Apartment

Agent Comments

Presiding over tranquil, leafy garden surrounds in a prime locale footsteps from dining and shops, this superbly renovated residence masterfully merges contemporary comfort with a highly functional layout.

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

March quarter 2026: \$670,000

Comparable Properties



10/845 Burwood Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 07/04/2026

Property Type: Apartment



31/154-164 Rathmines Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$745,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Apartment



1/119 Victoria Rd HAWTHORN EAST 3123 (RE/VG)

Agent Comments



Price: \$759,000

Method: Sold Before Auction

Date: 10/02/2026

Property Type: Apartment