

# 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 3/488 Barkers 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 \$1,700,000 & \$1,850,000

### Median sale price

Median price \$1,440,000 Property Type Townhouse Suburb Hawthorn East

Period - From 01/04/2025 to 31/03/2026 Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

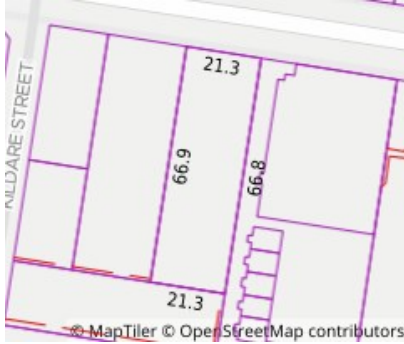
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10/573 Glenferrie Rd HAWTHORN 3122	\$2,015,000	17/01/2026
2	3/71 Wellington St KEW 3101	\$1,801,000	24/11/2025
3	5/1B Abercrombie St DEEPDENE 3103	\$1,710,000	02/11/2025

**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: 01/04/2026 12:19



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$1,700,000 - \$1,850,000  
**Median Townhouse Price**  
01/04/2025 - 31/03/2026: \$1,440,000

## Comparable Properties



**10/573 Glenferrie Rd HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$2,015,000  
**Method:** Private Sale  
**Date:** 17/01/2026  
**Property Type:** Townhouse (Single)



**3/71 Wellington St KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$1,801,000  
**Method:** Private Sale  
**Date:** 24/11/2025  
**Property Type:** Townhouse (Res)



**5/1B Abercrombie St DEEPDENE 3103 (REI/VG)**

Agent Comments



**Price:** \$1,710,000  
**Method:** Private Sale  
**Date:** 02/11/2025  
**Property Type:** Townhouse (Res)

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



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