

# 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

105/383 Burwood Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$170,000 & \$185,000

### Median sale price

Median price \$581,500 Property Type Unit Suburb Hawthorn

Period - From 28/01/2025 to 27/01/2026 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 | 502/28 Queens Av HAWTHORN 3122      | \$196,999 | 06/11/2025   |
| 2 | 508/616 Glenferrie Rd HAWTHORN 3122 | \$200,000 | 07/10/2025   |
| 3 | 215/616 Glenferrie Rd HAWTHORN 3122 | \$165,000 | 29/09/2025   |

**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:

28/01/2026 10:33

Sean Evans  
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**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:** 1595 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$170,000 - \$185,000  
**Median Unit Price**  
28/01/2025 - 27/01/2026: \$581,500

## Comparable Properties



502/28 Queens Av HAWTHORN 3122 (REI/VG)

Agent Comments

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**Price:** \$196,999  
**Method:** Private Sale  
**Date:** 06/11/2025  
**Property Type:** Apartment



508/616 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

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**Price:** \$200,000  
**Method:** Private Sale  
**Date:** 07/10/2025  
**Property Type:** Apartment



215/616 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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**Price:** \$165,000  
**Method:** Private Sale  
**Date:** 29/09/2025  
**Property Type:** Apartment  
**Land Size:** 1171 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199