

# 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

3/184 Auburn 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 \$350,000 & \$385,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb Hawthorn

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	11/576 Glenferrie Rd HAWTHORN 3122	\$345,000	15/01/2026
2	4/510 Glenferrie Rd HAWTHORN 3122	\$360,000	04/12/2025
3	15/19 Park St HAWTHORN 3122	\$390,000	04/10/2025

**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:

24/02/2026 11:29



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

Year ending December 2025: \$590,000

## Comparable Properties



11/576 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

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Price: \$345,000

Method: Private Sale

Date: 15/01/2026

Property Type: Apartment



4/510 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$360,000

Method: Private Sale

Date: 04/12/2025

Property Type: Apartment



15/19 Park St HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$390,000

Method: Private Sale

Date: 04/10/2025

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999



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