

## 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

410/862 GLENFERRIE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$558,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

428 TOORONGA ROAD HAWTHORN EAST VIC 3123	\$776,000	23-Aug-25
68/84 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$790,000	29-Jan-26
108/1565 MALVERN ROAD GLEN IRIS VIC 3146	\$810,000	01-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 18 February 2026

# CEDAR ELM

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**428 TOORONGA ROAD  
HAWTHORN EAST VIC 3123**

2 2 2

Sold Price <sup>RS</sup> **\$776,000** <sup>UN</sup> Sold Date **23-Aug-25**

Distance **2.74km**



**68/84 TRENERRY CRESCENT  
ABBOTSFORD VIC 3067**

2 2 2

Sold Price <sup>RS</sup> **\$790,000** Sold Date **29-Jan-26**

Distance **3.91km**



**108/1565 MALVERN ROAD GLEN  
IRIS VIC 3146**

2 2 2

Sold Price **\$810,000** Sold Date **01-Oct-25**

Distance **4.37km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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