

# 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

17/765 Burwood 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)

Single price

\$995,000

### Median sale price

Median price

\$2,566,000

Property Type

House

Suburb

Hawthorn East

Period - From

21/02/2025

to

20/02/2026

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	7/119 Victoria Rd HAWTHORN EAST 3123	\$877,000	12/09/2025
2	1/7 Homebush Cr HAWTHORN EAST 3123	\$1,003,000	02/10/2025
3	2/10 Auburn Gr HAWTHORN EAST 3123	\$1,130,000	29/08/2025

**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:

21/02/2026 15:19

17/765 Burwood Road, Hawthorn East Vic 3123



2   1   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$995,000

**Median House Price**  
21/02/2025 - 20/02/2026: \$2,566,000

## Comparable Properties

7/119 Victoria Rd HAWTHORN EAST 3123 (REI)

Agent Comments

-   -   -

**Price:** \$877,000

**Method:**

**Date:** 12/09/2025

**Property Type:** House

1/7 Homebush Cr HAWTHORN EAST 3123 (REI)

Agent Comments

-   -   -

**Price:** \$1,003,000

**Method:**

**Date:** 02/10/2025

**Property Type:** House

2/10 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments

-   -   -

**Price:** \$1,130,000

**Method:**

**Date:** 29/08/2025

**Property Type:** House

Account - Heavyside



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