

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

1/219-227 Auburn Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$690,000

Median sale price

Median price \$2,775,000 Property Type House Suburb Hawthorn

Period - From 01/07/2025 to 30/06/2026 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	6/11 Henry St HAWTHORN 3122	\$666,000	23/05/2026
2	14/28 Harold St HAWTHORN EAST 3123	\$665,000	16/05/2026
3	4/14 Rosslyn St HAWTHORN EAST 3123	\$655,000	24/03/2026

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:

21/08/2026 11:47



Property Type: Unit

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



6/11 Henry St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$666,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Apartment



14/28 Harold St HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$665,000

Method: Auction Sale

Date: 16/05/2026

Property Type: Apartment



4/14 Rosslyn St HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$655,000

Method: Sold Before Auction

Date: 24/03/2026

Property Type: Apartment