

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

10/201 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$600,000

Property Type

Unit

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	5/24 Auburn Gr HAWTHORN EAST 3123	\$556,000	11/05/2026
2	8/24 Auburn Gr HAWTHORN EAST 3123	\$585,000	11/08/2026
3	13/183 Auburn Rd HAWTHORN 3122	\$566,000	20/07/2026

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:

07/09/2026 16:11



Rooms: 4
Property Type: Flat
Land Size: 1008.173 sqm approx
Agent Comments

Indicative Selling Price
\$585,000
Median Unit Price
Year ending June 2026: \$600,000

Comparable Properties

5/24 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$556,000
Method:
Date: 11/05/2026
Property Type: Flat



8/24 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$585,000
Method: Sold Before Auction
Date: 11/08/2026
Property Type: Apartment



13/183 Auburn Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$566,000
Method: Private Sale
Date: 20/07/2026
Property Type: Apartment