

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

1009/1 GLENFERRIE PLACE HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$150,000

&

\$160,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2025

to

31 Jul 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

11/29 LYNCH STREET HAWTHORN VIC 3122	\$155,000	12-May-26
24/589-591 GLENFERRIE ROAD HAWTHORN VIC 3122	\$150,000	02-Mar-26
401/5-9 STUDLEY PARK ROAD KEW VIC 3101	\$160,000	18-Feb-26

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: 14 August 2026



**11/29 LYNCH STREET HAWTHORN
VIC 3122**

Sold Price

\$155,000

Sold Date

12-May-26

1

1

-

Distance

0.15km



**24/589-591 GLENFERRIE ROAD
HAWTHORN VIC 3122**

Sold Price

\$150,000

Sold Date

02-Mar-26

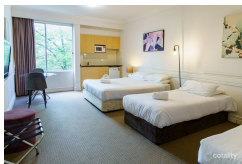
1

1

1

Distance

0.3km



**401/5-9 STUDLEY PARK ROAD
KEW VIC 3101**

Sold Price

\$160,000

Sold Date

18-Feb-26

1

1

1

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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