

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

12/74-76 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2026

to 31/03/2026

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	24/506 Glenferrie Rd HAWTHORN 3122	\$328,000	08/03/2026
2	11/576 Glenferrie Rd HAWTHORN 3122	\$345,000	15/01/2026
3	4/510 Glenferrie Rd HAWTHORN 3122	\$360,000	04/12/2025

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:

09/04/2026 11:53



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Property Type: Unit
Agent Comments

Indicative Selling Price
 \$300,000 - \$330,000
Median Unit Price
 March quarter 2026: \$600,000

Comparable Properties



24/506 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

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Price: \$328,000
Method: Private Sale
Date: 08/03/2026
Property Type: Apartment



11/576 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$345,000
Method: Private Sale
Date: 15/01/2026
Property Type: Apartment



4/510 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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Price: \$360,000
Method: Private Sale
Date: 04/12/2025
Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000