

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

13/183 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Hawthorn

Period - From 09/07/2025 to 08/07/2026 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	18/50 Morang Rd HAWTHORN 3122	\$565,000	23/06/2026
2	1/59 Riversdale Rd HAWTHORN 3122	\$537,000	23/05/2026
3	15/187 Auburn Rd HAWTHORN 3122	\$565,000	22/01/2026

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:

09/07/2026 10:14

13/183 Auburn Road, Hawthorn Vic 3122



Chris Pope

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Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

09/07/2025 - 08/07/2026: \$590,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



18/50 Morang Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$565,000

Method: Private Sale

Date: 23/06/2026

Property Type: Apartment



1/59 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$537,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Apartment



15/187 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$565,000

Method: Private Sale

Date: 22/01/2026

Property Type: Unit

Account - Belle Property Glen Iris | P: 03 98181888



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