

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

13/21 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$628,500

Property Type Unit

Suburb Hawthorn East

Period - From 25/05/2025

to

24/05/2026

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	12/74-76 Auburn Rd HAWTHORN 3122	\$422,000	30/04/2026
2	3/8 Hepburn St HAWTHORN 3122	\$410,000	26/03/2026
3	17/197 Auburn Rd HAWTHORN 3122	\$440,000	26/02/2026

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:

25/05/2026 11:23



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Rooms: 2**Property Type:** Apartment**Land Size:** 1786.728 sqm approx

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

25/05/2025 - 24/05/2026: \$628,500

Comparable Properties

**12/74-76 Auburn Rd HAWTHORN 3122 (REI)**

Agent Comments

 1  1  1

Price: \$422,000**Method:** Sold Before Auction**Date:** 30/04/2026**Property Type:** Apartment**3/8 Hepburn St HAWTHORN 3122 (REI)**

Agent Comments

 1  1  -

Price: \$410,000**Method:** Private Sale**Date:** 26/03/2026**Property Type:** Apartment**17/197 Auburn Rd HAWTHORN 3122 (REI/VG)**

Agent Comments

 1  1  1

Price: \$440,000**Method:** Private Sale**Date:** 26/02/2026**Property Type:** Apartment