

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

15/494a Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Hawthorn

Period - From

18/05/2025

to

17/05/2026

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	220/6 Lisson Gr HAWTHORN 3122	\$730,000	31/03/2026
2	11/179 Power St HAWTHORN 3122	\$738,000	12/03/2026
3	6/90 Liddiard St HAWTHORN 3122	\$735,000	27/02/2026

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:

18/05/2026 17:02

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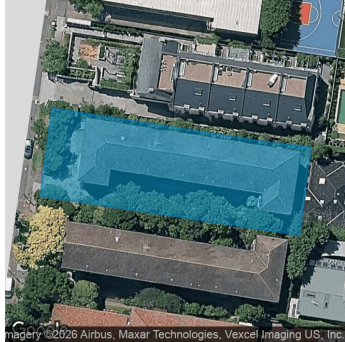
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Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

18/05/2025 - 17/05/2026: \$575,000



Rooms: 5

Property Type: Flat

Land Size: 1194.927 sqm approx

Agent Comments

Comparable Properties



220/6 Lisson Gr HAWTHORN 3122 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 31/03/2026

Property Type: Apartment



11/179 Power St HAWTHORN 3122 (VG)

Agent Comments



Price: \$738,000

Method: Sale

Date: 12/03/2026

Property Type: Strata Unit/Flat



6/90 Liddiard St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$735,000

Method: Sold Before Auction

Date: 27/02/2026

Property Type: Unit

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