

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

203/29-31 Queens Avenue, Hawthorn Vic 3122

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

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

Period - From 01/01/2025 to 31/12/2025 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	210/1a Launder St HAWTHORN 3122	\$600,000	17/02/2026
2	204/828 Burke Rd CAMBERWELL 3124	\$648,000	17/12/2025
3	4/38 Camberwell Rd HAWTHORN EAST 3123	\$640,000	13/12/2025

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:

11/03/2026 14:47



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
Year ending December 2025: \$590,000

Comparable Properties



210/1a Launder St HAWTHORN 3122 (REI)

Agent Comments



Price: \$600,000
Method: Expression of Interest
Date: 17/02/2026
Property Type: Apartment



204/828 Burke Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$648,000
Method: Private Sale
Date: 17/12/2025
Property Type: Apartment



4/38 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 13/12/2025
Property Type: Apartment