

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

209/862 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$360,000 & \$396,000

Median sale price

Median price

\$589,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2025

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	208/17 Lynch St HAWTHORN 3122	\$375,000	10/03/2026
2	502/25 Lynch St HAWTHORN 3122	\$420,000	07/02/2026
3	111/307 Barkers Rd KEW 3101	\$478,000	21/12/2025

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:

05/05/2026 15:30



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$360,000 - \$396,000
Median Unit Price
Year ending March 2026: \$589,000

Comparable Properties



208/17 Lynch St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 10/03/2026
Property Type: Apartment



502/25 Lynch St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 07/02/2026
Property Type: Apartment



111/307 Barkers Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$478,000
Method: Private Sale
Date: 21/12/2025
Property Type: Apartment