

# 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

3/17 Park Street, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$245,000

### Median sale price

Median price

\$582,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2025

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 | 105/383 Burwood Rd HAWTHORN 3122    | \$210,000 | 02/03/2026   |
| 2 | 502/28 Queens Av HAWTHORN 3122      | \$196,999 | 06/11/2025   |
| 3 | 508/616 Glenferrie Rd HAWTHORN 3122 | \$200,000 | 07/10/2025   |

**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:

17/03/2026 10:06



1 1 1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$245,000

**Median Unit Price**

December quarter 2025: \$582,500

## Comparable Properties



**105/383 Burwood Rd HAWTHORN 3122 (REI)**

**Agent Comments**

1 1 -

**Price:** \$210,000

**Method:** Private Sale

**Date:** 02/03/2026

**Property Type:** Apartment



**502/28 Queens Av HAWTHORN 3122 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$196,999

**Method:** Private Sale

**Date:** 06/11/2025

**Property Type:** Apartment



**508/616 Glenferrie Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**

1 1 -

**Price:** \$200,000

**Method:** Private Sale

**Date:** 07/10/2025

**Property Type:** Apartment

**Land Size:** 1171 sqm approx

**Account - Nelson Alexander** | P: 03 98548888 | F: 03 94177408