

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

3/4-6 Auburn Grove, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$610,000 & \$650,000

Median sale price

Median price \$640,250 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2026 to 30/06/2026 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	11/187 Auburn Rd HAWTHORN 3122	\$625,000	29/07/2026
2	19/179 Power St HAWTHORN 3122	\$616,000	06/06/2026
3	6/11 Auburn Gr HAWTHORN EAST 3123	\$640,500	18/04/2026

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:

08/09/2026 13:40

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Indicative Selling Price

\$610,000 - \$650,000

Median Unit Price

June quarter 2026: \$640,250



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



11/187 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$625,000

Method: Sold Before Auction

Date: 29/07/2026

Property Type: Apartment



19/179 Power St HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$616,000

Method: Auction Sale

Date: 06/06/2026

Property Type: Apartment



6/11 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$640,500

Method: Auction Sale

Date: 18/04/2026

Property Type: Apartment

Account - Jellis Craig | P: 98305966