

## 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

3/69 AUBURN ROAD HAWTHORN VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 5/67 AUBURN ROAD HAWTHORN VIC 3122      | \$405,000 | 04-Apr-25 |
| 2/40 LIDDIARD STREET HAWTHORN VIC 3122  | \$387,000 | 22-Mar-25 |
| 8/181 RIVERSDALE ROAD HAWTHORN VIC 3122 | \$360,000 | 14-Mar-25 |

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 6 months.~~

This Statement of Information was prepared on: 17 May 2025



**5/67 AUBURN ROAD HAWTHORN  
 VIC 3122**

 1  1  1

Sold Price **\$405,000** Sold Date **04-Apr-25**

Distance **0.02km**



**2/40 LIDDIARD STREET  
 HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$387,000** Sold Date **22-Mar-25**

Distance **0.63km**



**8/181 RIVERSDALE ROAD  
 HAWTHORN VIC 3122**

 1  1  -

Sold Price **\$360,000** Sold Date **14-Mar-25**

Distance **1km**

RS = Recent sale      UN = Undisclosed Sale

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