

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

301/31 QUEENS AVENUE HAWTHORN VIC 3122

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$556,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

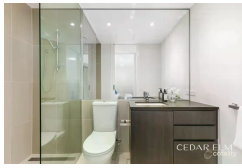
Date of sale

410/862 GLENFERRIE ROAD HAWTHORN VIC 3122	\$690,000	10-May-26
105/31 QUEENS AVENUE HAWTHORN VIC 3122	\$602,000	12-May-26
428/200 BURWOOD ROAD HAWTHORN VIC 3122	\$660,000	20-Feb-26

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: 22 July 2026



**410/862 GLENFERRIE ROAD
HAWTHORN VIC 3122**

 2  2  2

Sold Price **\$690,000** Sold Date **10-May-26**

Distance **1.04km**



**105/31 QUEENS AVENUE
HAWTHORN VIC 3122**

 2  2  1

Sold Price **\$602,000** Sold Date **12-May-26**

Distance **0km**



**428/200 BURWOOD ROAD
HAWTHORN VIC 3122**

 2  2  1

Sold Price **\$660,000** Sold Date **20-Feb-26**

Distance **1.25km**

RS = Recent sale UN = Undisclosed Sale

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