

# 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

307/609 Burwood 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)

Range between \$400,000

&

\$440,000

### Median sale price

Median price \$602,000

Property Type Unit

Suburb Hawthorn

Period - From 01/01/2025

to

31/03/2025

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.

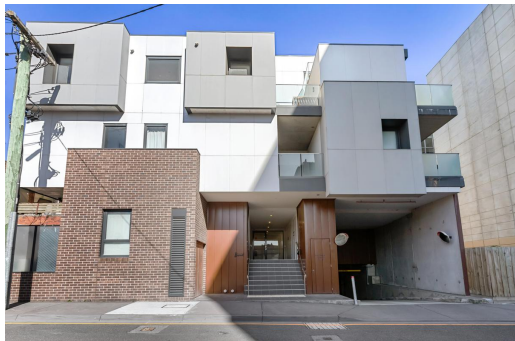
	Address of comparable property	Price	Date of sale
1	205/2a Montrose PI HAWTHORN EAST 3123	\$420,000	27/03/2025
2	501/25 Lynch St HAWTHORN 3122	\$405,000	19/02/2025
3	104/577 Glenferrie Rd HAWTHORN 3122	\$430,000	13/02/2025

**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:

09/05/2025 09:50



**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

March quarter 2025: \$602,000

## Comparable Properties



**205/2a Montrose PI HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 27/03/2025  
**Property Type:** Apartment



**501/25 Lynch St HAWTHORN 3122 (REI/VG)**

**Agent Comments**



**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 19/02/2025  
**Property Type:** Apartment



**104/577 Glenferrie Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**



**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 13/02/2025  
**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511