

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

309/1 Drill Street, Hawthorn VIC 3122

Indicative selling price

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

Range between

\$680,000

&

\$720,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Hawthorn

Period - From

15/11/2025

to

14/05/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
407/862 Glenferrie Road Hawthorn VIC 3122	\$703,000	05/02/2026
402/32 Lilydale Grove Hawthorn East VIC 3123	\$710,000	24/03/2026
213/862 Glenferrie Road Hawthorn VIC 3122	\$680,000	29/11/2025

This Statement of Information was prepared on:

15/05/2026