

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

38/523 Burwood Road, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$430,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2025

to

31/12/2025

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	421/311 Burwood Rd HAWTHORN 3122	\$422,500	20/02/2026
2	B108/311 Burwood Rd HAWTHORN 3122	\$439,000	27/01/2026
3	43/523 Burwood Rd HAWTHORN 3122	\$456,500	20/10/2025

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:

31/03/2026 09:56

38/523 Burwood Road, Hawthorn Vic 3122

JellisCraig

Khom Falla
0497 282 260



 1  1  1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$430,000

Median Unit Price

Year ending December 2025: \$590,000

Comparable Properties



421/311 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 1  1  1

Price: \$422,500

Method: Private Sale

Date: 20/02/2026

Property Type: Apartment



B108/311 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

 1  1  1

Price: \$439,000

Method: Private Sale

Date: 27/01/2026

Property Type: Apartment



43/523 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 1  1  1

Price: \$456,500

Method: Private Sale

Date: 20/10/2025

Property Type: Apartment

Account - Jellis Craig | P: 98305966



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