

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

4/20 Denmark Hill Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$380,000

&

\$415,000

Median sale price

Median price

\$612,500

Property Type

Unit

Suburb

Hawthorn East

Period - From

28/08/2025

to

27/08/2026

Source

Property Data

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	7/183 Riversdale Rd HAWTHORN 3122	\$400,000	16/07/2026
2	3/8 Hepburn St HAWTHORN 3122	\$410,000	26/03/2026
3	6/9 Acheron Av CAMBERWELL 3124	\$405,000	25/03/2026

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:

28/08/2026 15:09



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Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$380,000 - \$415,000

Median Unit Price

28/08/2025 - 27/08/2026: \$612,500

Comparable Properties



7/183 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments

1
 1
 1

Price: \$400,000

Method: Private Sale

Date: 16/07/2026

Property Type: Apartment



3/8 Hepburn St HAWTHORN 3122 (REI)

Agent Comments

1
 1
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Price: \$410,000

Method: Private Sale

Date: 26/03/2026

Property Type: Apartment



6/9 Acheron Av CAMBERWELL 3124 (VG)

Agent Comments

1
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Price: \$405,000

Method: Sale

Date: 25/03/2026

Property Type: Company Share Unit (within multi-storey development)

Account - RT Edgar Boroondara | P: 88882000