Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	406/200 Burwood Road, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$670,000	&	\$730,000

Median sale price

Median price	\$602,000	Pro	perty Type Un	it		Suburb	Hawthorn
Period - From	01/01/2025	to	31/03/2025	So	urce	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

Aut	areas or comparable property	1 1100	Date of Sale
1	206/65 Stawell St RICHMOND 3121	\$690,000	03/02/2025
2	103/1 Cook St HAWTHORN 3122	\$730,000	17/12/2024
3	503/200 Burwood Rd HAWTHORN 3122	\$670,000	26/11/2024

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:	19/05/2025 14:00
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Date of sale







Agent Comments

Property Type: Strata Unit/Flat

Indicative Selling Price \$670,000 - \$730,000 **Median Unit Price** March quarter 2025: \$602,000

Comparable Properties



206/65 Stawell St RICHMOND 3121 (REI/VG)

Price: \$690,000 Method: Private Sale Date: 03/02/2025 Property Type: Unit

103/1 Cook St HAWTHORN 3122 (REI/VG)

2

Price: \$730,000 Method: Private Sale





Date: 17/12/2024 Property Type: Apartment



503/200 Burwood Rd HAWTHORN 3122 (VG)

Agent Comments

Agent Comments

Agent Comments

Price: \$670,000 Method: Sale Date: 26/11/2024

Property Type: Strata Unit/Flat

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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