

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

406/200 Burwood Road, Hawthorn Vic 3122

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

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	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



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

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)

Agent Comments

2 2 1

Price: \$690,000

Method: Private Sale

Date: 03/02/2025

Property Type: Unit



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

Agent Comments

2 2 1

Price: \$730,000

Method: Private Sale

Date: 17/12/2024

Property Type: Apartment

503/200 Burwood Rd HAWTHORN 3122 (VG)

Agent Comments

2 - -

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