

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

5/78 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$2,850,000

Property Type House

Suburb Hawthorn

Period - From 01/04/2025

to 31/03/2026

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	16/25 Malmsbury St HAWTHORN 3122	\$1,000,000	10/05/2026
2	17/765 Burwood Rd HAWTHORN EAST 3123	\$996,000	28/02/2026
3			

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:

10/06/2026 15:21



2 1 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending March 2026: \$2,850,000

Comparable Properties



16/25 Malmsbury St HAWTHORN 3122 (REI)

Agent Comments

2 2 2

Price: \$1,000,000

Method: Private Sale

Date: 10/05/2026

Property Type: Townhouse (Res)



17/765 Burwood Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 2

Price: \$996,000

Method: Private Sale

Date: 28/02/2026

Property Type: Townhouse (Res)

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.