

# 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

6/47 Evansdale Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$500,000

&

\$550,000

### Median sale price

Median price

\$582,000

Property Type

Unit

Suburb

Hawthorn

Period - From

16/04/2025

to

15/04/2026

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                              | 2/35 Hill St HAWTHORN 3122 | \$575,500 | 20/03/2026   |
| 2                              |                            |           |              |
| 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:

16/04/2026 13:21



 2  1  1

**Property Type:** Flat  
**Land Size:** 749.993 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
16/04/2025 - 15/04/2026: \$582,000

## Comparable Properties



**2/35 Hill St HAWTHORN 3122 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$575,500  
**Method:** Sold Before Auction  
**Date:** 20/03/2026  
**Property Type:** Apartment

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.