

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

7/78 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Hawthorn

Period - From 01/07/2025

to

30/06/2026

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	2/1203 Burke Rd KEW 3101	\$1,080,000	10/07/2026
2	8/745-755 Burwood Rd HAWTHORN EAST 3123	\$1,110,000	04/07/2026
3	3/847 Burwood Rd HAWTHORN EAST 3123	\$1,135,000	30/05/2026

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:

24/09/2026 12:53



Rooms: 6
Property Type: House
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
Year ending June 2026: \$600,000

Comparable Properties



2/1203 Burke Rd KEW 3101 (REI)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 10/07/2026
Property Type: Townhouse (Single)



8/745-755 Burwood Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$1,110,000
Method: Auction Sale
Date: 04/07/2026
Property Type: Townhouse (Res)



3/847 Burwood Rd HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$1,135,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Apartment
Land Size: 227 sqm approx