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	303/6 Queens Avenue, Hawthorn VIC 3122

Indicative selling price

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

Range between $450,000 & $480,000

Median sale price

Median price $565,000 Property Type Unit Suburb Hawthorn

Period - From 03/01/2026 to 02/07/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
110/36 Lilydale Grove Hawthorn East VIC 3123	$460,000	08/04/2026
302/36 Lilydale Grove Hawthorn East VIC 3123	$460,000	10/03/2026
G17/35 Camberwell Road Hawthorn East VIC 3123	$475,000	13/02/2026

This Statement of Information was prepared on: 03/07/2026