

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

111/163 Burwood Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$600,000 & \$630,000

Median sale price

Median price \$582,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2025 to 31/12/2025 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 | 2/163 Burwood Rd HAWTHORN 3122 | \$600,000 | 06/02/2026 |
| 2 | 301/5-7 Montrose St HAWTHORN EAST 3123 | \$627,000 | 20/10/2025 |
| 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: 03/03/2026 18:37



Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



2/163 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$600,000

Method: Sold Before Auction

Date: 06/02/2026

Property Type: Apartment



301/5-7 Montrose St HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$627,000

Method: Private Sale

Date: 20/10/2025

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.