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<br>Including suburb and postcode | 4/11 Harts Parade, Hawthorn East Vic 3123 |

## Indicative selling price

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

Range between $650,000 & $700,000

## Median sale price

Median price $665,000 Property Type Unit Suburb Hawthorn East

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 | 8/352 Auburn Rd HAWTHORN 3122 | $700,000 | 24/10/2025 |
| 2 | 1/11 Harts Pde HAWTHORN EAST 3123 | $677,500 | 25/09/2025 |
| 3 | 4/109 Riversdale Rd HAWTHORN 3122 | $680,000 | 25/08/2025 |

**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: 16/01/2026 14:27

# 4/11 Harts Parade, Hawthorn East Vic 3123

Liam Burke
03 9818 1888
0457 567 990
liam.burke@belleproperty.com



2 1 1

**Rooms:** 2
**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$650,000 - $700,000
**Median Unit Price**
December quarter 2025: $665,000

## Comparable Properties



**8/352 Auburn Rd HAWTHORN 3122 (REI/VG)**

2 1 1

**Price:** $700,000
**Method:** Private Sale
**Date:** 24/10/2025
**Property Type:** Apartment

Agent Comments



**1/11 Harts Pde HAWTHORN EAST 3123 (REI/VG)**

2 1 1

**Price:** $677,500
**Method:** Private Sale
**Date:** 25/09/2025
**Property Type:** Apartment

Agent Comments



**4/109 Riversdale Rd HAWTHORN 3122 (REI/VG)**

2 1 1

**Price:** $680,000
**Method:** Sold Before Auction
**Date:** 25/08/2025
**Property Type:** Apartment

Agent Comments

**Account** - Belle Property Glen Iris | P: 03 98181888

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