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	3/17 Park Street, Hawthorn Vic 3122

Indicative selling price

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

Single price $245,000

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	13/89-91 Denham St HAWTHORN 3122	$262,000	19/03/2026
2	105/383 Burwood Rd HAWTHORN 3122	$210,000	02/03/2026
3	302/28 Queens Av HAWTHORN 3122	$180,000	18/02/2026

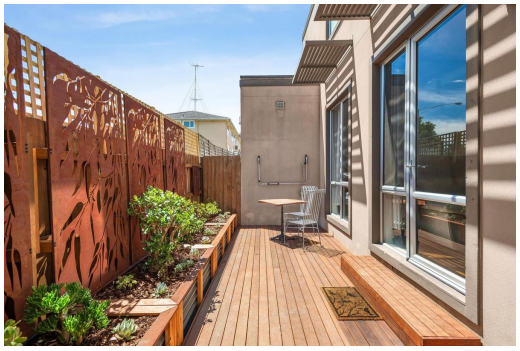
OR

~~**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: 07/04/2026 10:44

3/17 Park Street, Hawthorn Vic 3122

Nelson Alexander



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$245,000
Median Unit Price
December quarter 2025: $582,500

Comparable Properties



13/89-91 Denham St HAWTHORN 3122 (REI)

1 1 -

Price: $262,000
Method: Private Sale
Date: 19/03/2026
Property Type: Unit

Agent Comments



105/383 Burwood Rd HAWTHORN 3122 (REI/VG)

1 1 -

Price: $210,000
Method: Private Sale
Date: 02/03/2026
Property Type: Apartment

Agent Comments



302/28 Queens Av HAWTHORN 3122 (VG)

1 - -

Price: $180,000
Method: Sale
Date: 18/02/2026
Property Type: Strata Unit/Flat

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata .com.au

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