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	707/377-383 BURWOOD ROAD HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$300,000	&	$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$558,500	Property type	Unit	Suburb	Hawthorn
Period-from	01 Mar 2025	to	28 Feb 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 6 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
408/377-383 BURWOOD ROAD HAWTHORN VIC 3122	$320,000	04-Dec-25
102/6 QUEENS AVENUE HAWTHORN VIC 3122	$315,000	04-Nov-25
18/60 AUBURN ROAD HAWTHORN VIC 3122	$300,000	28-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 25 March 2026

Harcourts
John Garnett
P 97625222
M 0425231779
E john.garnett@harcourts.com.au



408/377-383 BURWOOD ROAD HAWTHORN VIC 3122

1 1 1

Sold Price **$320,000** Sold Date **04-Dec-25**

Distance **0km**



102/6 QUEENS AVENUE HAWTHORN VIC 3122

1 1 1

Sold Price **$315,000** Sold Date **04-Nov-25**

Distance **0.56km**



18/60 AUBURN ROAD HAWTHORN VIC 3122

2 1 1

Sold Price **$300,000** Sold Date **28-Nov-25**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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