

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 9/845 Burwood Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between \$670,000 & \$730,000

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	4/14 Rosilyn St HAWTHORN EAST 3123	\$655,000	24/03/2026
2	5/36-38 Elphin Gr HAWTHORN 3122	\$670,000	08/02/2026
3	4/11 Harts Pde HAWTHORN EAST 3123	\$720,888	29/01/2026

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: 31/03/2026 09:40



Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$670,000 - \$730,000

Median Unit Price

December quarter 2025: \$665,000

Comparable Properties



4/14 Rosslyn St HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$655,000

Method: Sold Before Auction

Date: 24/03/2026

Property Type: Apartment



5/36-38 Elphin Gr HAWTHORN 3122 (REI)

Agent Comments



Price: \$670,000

Method: Sold Before Auction

Date: 08/02/2026

Property Type: Apartment



4/11 Harts Pde HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$720,888

Method: Private Sale

Date: 29/01/2026

Property Type: Apartment

Account - Jellis Craig | P: 98305966