

# 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 2/757 Burwood Road, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$670,000 Property Type Unit Suburb Hawthorn East

Period - From 01/01/2026 to 31/03/2026 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	7/109 Riversdale Rd HAWTHORN 3122	\$650,000	12/11/2025
2	4/146 Riversdale Rd HAWTHORN 3122	\$625,000	14/02/2026
3	8/50 Leura Gr HAWTHORN EAST 3123	\$615,000	22/11/2025

**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: 28/04/2026 13:32



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**7/109 Riversdale Rd HAWTHORN 3122 (VG)**

Agent Comments



**Price:** \$650,000

**Method:** Sale

**Date:** 12/11/2025

**Property Type:** Strata Unit/Flat



**4/146 Riversdale Rd HAWTHORN 3122 (REI/VG)**

Agent Comments



**Price:** \$625,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** Apartment



**8/50 Leura Gr HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



**Price:** \$615,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** Apartment

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