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	2/845 Burwood Road, Hawthorn East Vic 3123

Indicative selling price

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

Single price $710,000

Median sale price

Median price $640,250 Property Type Unit Suburb Hawthorn East

Period - From 01/04/2026 to 30/06/2026 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	2/20 Mayston St HAWTHORN EAST 3123	$690,000	04/07/2026
2	5/564 Glenferrie Rd HAWTHORN 3122	$700,000	28/05/2026
3	13/11 Auburn Gr HAWTHORN EAST 3123	$718,000	21/05/2026

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: 02/09/2026 19:28

2/845 Burwood Road, Hawthorn East Vic 3123

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$710,000
Median Unit Price
June quarter 2026: $640,250

Comparable Properties



2/20 Mayston St HAWTHORN EAST 3123 (REI)

2 | 1 | 1

Price: $690,000
Method: Auction Sale
Date: 04/07/2026
Property Type: Apartment

Agent Comments



5/564 Glenferrie Rd HAWTHORN 3122 (REI/VG)

2 | 1 | 1

Price: $700,000
Method: Sold Before Auction
Date: 28/05/2026
Property Type: Apartment

Agent Comments



13/11 Auburn Gr HAWTHORN EAST 3123 (VG)

2 | - | -

Price: $718,000
Method: Sale
Date: 21/05/2026
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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