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	369 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Single price $1,849,000

Median sale price

Median price $2,767,500 Property Type House Suburb Hawthorn

Period - From 01/01/2024 to 31/12/2024 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	172 Rathmines Rd HAWTHORN EAST 3123	$2,011,000	15/02/2025
2	17 Campbell Gr HAWTHORN EAST 3123	$1,800,000	03/02/2025
3	4 Wattle Rd HAWTHORN 3122	$1,900,000	04/12/2024

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: 01/03/2025 15:53

369 Auburn Road, Hawthorn Vic 3122



3 2 2

Property Type: House
Land Size: 465 sqm approx

Agent Comments

Indicative Selling Price
$1,849,000
Median House Price
Year ending December 2024: $2,767,500

Comparable Properties



172 Rathmines Rd HAWTHORN EAST 3123 (REI)

4 1 2

Price: $2,011,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 519 sqm approx

Agent Comments



17 Campbell Gr HAWTHORN EAST 3123 (REI)

4 1 2

Price: $1,800,000
Method: Private Sale
Date: 03/02/2025
Property Type: House
Land Size: 436 sqm approx

Agent Comments



4 Wattle Rd HAWTHORN 3122 (REI)

3 1 1

Price: $1,900,000
Method: Sold Before Auction
Date: 04/12/2024
Property Type: House (Res)
Land Size: 307 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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