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	2/64 Kooyongkoot Road, Hawthorn Vic 3122

Indicative selling price

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

Single price $1,625,000

Median sale price

Median price $577,500 Property Type Unit Suburb Hawthorn

Period - From 01/10/2024 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	2/45-49 Linda Cr HAWTHORN 3122	$1,745,000	04/12/2024
2	3/43-45 Robinson Rd HAWTHORN 3122	$1,600,000	26/10/2024
3			

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: 15/03/2025 10:41

2/64 Kooyongkoot Road, Hawthorn Vic 3122



3 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,625,000
Median Unit Price
December quarter 2024: $577,500

Comparable Properties



2/45-49 Linda Cr HAWTHORN 3122 (REI)

3 2 2

Price: $1,745,000
Method: Private Sale
Date: 04/12/2024
Property Type: Townhouse (Single)

Agent Comments



3/43-45 Robinson Rd HAWTHORN 3122 (REI)

3 1 2

Price: $1,600,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Unit
Land Size: 395 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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