

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

20/523 Burwood Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$560,000

&

\$585,000

Median sale price

Median price

\$580,000

Property Type

Unit

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	702/1 Porter St HAWTHORN EAST 3123	\$585,000	19/02/2025
2	205/191 Barkers Rd KEW 3101	\$571,000	05/02/2025
3	104/1a Launder St HAWTHORN 3122	\$565,000	31/12/2024

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:

26/03/2025 11:52



Property Type: Apartment

Agent Comments

Comparable Properties



702/1 Porter St HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 19/02/2025

Property Type: Apartment



205/191 Barkers Rd KEW 3101 (REI)

Agent Comments



Price: \$571,000

Method: Private Sale

Date: 05/02/2025

Property Type: Apartment

104/1a Launder St HAWTHORN 3122 (VG)

Agent Comments



Price: \$565,000

Method: Sale

Date: 31/12/2024

Property Type: Strata Unit/Flat