

## 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

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511