

# 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

2/494 Glenferrie Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$650,000

&

\$680,000

### 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	10/352 Auburn Rd HAWTHORN 3122	\$670,000	01/03/2025
2	4/15 Illawarra Rd HAWTHORN 3122	\$645,000	22/02/2025
3	5/177 Power St HAWTHORN 3122	\$690,000	07/11/2024

**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:

13/03/2025 08:30



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**10/352 Auburn Rd HAWTHORN 3122 (REI)**

Agent Comments

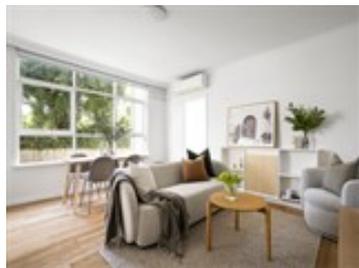


**Price:** \$670,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** Apartment



**4/15 Illawarra Rd HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$645,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** Apartment



**5/177 Power St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$690,000

**Method:** Private Sale

**Date:** 07/11/2024

**Property Type:** Apartment