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	8/577 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Single price $530,000

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	116/1a Launder St HAWTHORN 3122	$480,000	25/03/2025
2	12/23 Hawthorn Gr HAWTHORN 3122	$510,000	15/03/2025
3	309/151 Burwood Rd HAWTHORN 3122	$510,000	17/02/2025

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 11:27

8/577 Glenferrie Road, Hawthorn Vic 3122

Nelson Alexander

Property Type:
Agent Comments

Indicative Selling Price
$530,000
Median Unit Price
December quarter 2024: $577,500

Comparable Properties



116/1a Launder St HAWTHORN 3122 (REI)

1 | 1 | 1

Price: $480,000
Method: Private Sale
Date: 25/03/2025
Property Type: Apartment

Agent Comments



12/23 Hawthorn Gr HAWTHORN 3122 (REI)

1 | 1 | 1

Price: $510,000
Method: Private Sale
Date: 15/03/2025
Property Type: Unit

Agent Comments

309/151 Burwood Rd HAWTHORN 3122 (VG)

1 | - | -

Price: $510,000
Method: Sale
Date: 17/02/2025
Property Type: Strata Unit/Flat

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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