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: go4/414-416 Auburn Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $590,000 Property Type Unit Suburb Hawthorn East

Period - From 01/07/2024 to 30/06/2025 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	11/95 Manningtree Rd HAWTHORN 3122	$725,000	23/08/2025
2	402/770a Toorak Rd GLEN IRIS 3146	$665,000	12/08/2025
3	8/187 Auburn Rd HAWTHORN 3122	$645,000	09/08/2025

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: 26/08/2025 09:56

JellisCraig

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2 2 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
Year ending June 2025: $590,000

Comparable Properties



11/95 Manningtree Rd HAWTHORN 3122 (REI)

2 1 1

Price: $725,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Apartment

Agent Comments



402/770a Toorak Rd GLEN IRIS 3146 (REI)

2 2 1

Price: $665,000
Method: Private Sale
Date: 12/08/2025
Property Type: Apartment

Agent Comments



8/187 Auburn Rd HAWTHORN 3122 (REI)

2 1 1

Price: $645,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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