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	207/1 Cook Street, Hawthorn Vic 3122

Indicative selling price

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

Range between $730,000 & $800,000

Median sale price

Median price $597,500 Property Type Unit Suburb Hawthorn

Period - From 01/04/2025 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	12/474 Glenferrie Rd HAWTHORN 3122	$812,000	13/06/2025
2			
3			

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: 29/07/2025 13:00

207/1 Cook Street, Hawthorn Vic 3122

JellisCraig

Antony Woodley
8415 6100
0421 286 741
antonywoodley@jelliscraig.com.au



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$730,000 - $800,000
Median Unit Price
June quarter 2025: $597,500

Comparable Properties



12/474 Glenferrie Rd HAWTHORN 3122 (REI/VG)

2 2 1

Price: $812,000
Method: Private Sale
Date: 13/06/2025
Property Type: Apartment

Agent Comments

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.

REIV THE DIFFERENCE

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