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	408/31 Queens Avenue, Hawthorn Vic 3122

Indicative selling price

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

Range between $530,000 & $560,000

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	603/8 Queens Av HAWTHORN 3122	$560,000	08/08/2025
2	302/7 Montrose St HAWTHORN EAST 3123	$570,000	30/06/2025
3	201/31 Queens Av HAWTHORN 3122	$620,000	15/04/2025

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: 19/08/2025 09:46

408/31 Queens Avenue, Hawthorn Vic 3122

JellisCraig

Khom Falla
0497 282 260



2 1 1

Rooms: 4
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$530,000 - $560,000
Median Unit Price
June quarter 2025: $597,500

Comparable Properties



603/8 Queens Av HAWTHORN 3122 (REI)

2 1 1

Price: $560,000
Method: Expression of Interest
Date: 08/08/2025
Property Type: Unit

Agent Comments



302/7 Montrose St HAWTHORN EAST 3123 (REI/VG)

2 1 1

Price: $570,000
Method: Private Sale
Date: 30/06/2025
Property Type: Apartment
Land Size: 114 sqm approx

Agent Comments



201/31 Queens Av HAWTHORN 3122 (REI/VG)

2 2 1

Price: $620,000
Method: Private Sale
Date: 15/04/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

propertydata .com.au

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