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	7 Woodburn Road, Hawthorn Vic 3122

Indicative selling price

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

Single price $2,650,000

Median sale price

Median price $2,900,000 Property Type House Suburb Hawthorn

Period - From 01/10/2024 to 30/09/2025 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	366 Tooronga Rd HAWTHORN EAST 3123	$2,500,000	15/09/2025
2	89 Pleasant Rd HAWTHORN EAST 3123	$2,835,000	17/05/2025
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: 22/11/2025 15:11

7 Woodburn Road, Hawthorn Vic 3122



4 2 3

Property Type: House
Land Size: 689 sqm approx

Agent Comments

Indicative Selling Price
$2,650,000
Median House Price
Year ending September 2025: $2,900,000

Comparable Properties



366 Tooronga Rd HAWTHORN EAST 3123 (REI)

2 2 2

Price: $2,500,000
Method: Private Sale
Date: 15/09/2025
Property Type: House (Res)
Land Size: 840 sqm approx

Agent Comments



89 Pleasant Rd HAWTHORN EAST 3123 (VG)

4 - -

Price: $2,835,000
Method: Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 500 sqm approx

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.

Account - Marshall White | P: 03 9822 9999

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