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	3/109 Victoria Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $595,500 Property Type Unit Suburb Hawthorn East

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	8/47-49 Robinson Rd HAWTHORN 3122	$515,000	19/10/2025
2	4/31 Barnsbury Rd DEEPDENE 3103	$550,000	27/09/2025
3	5/127 Riversdale Rd HAWTHORN 3122	$535,000	10/07/2025

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: 03/11/2025 09:25

3/109 Victoria Road, Hawthorn East Vic 3123



Property Type: House
Land Size: 1167.347 sqm approx

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending September 2025: $595,500

Comparable Properties



8/47-49 Robinson Rd HAWTHORN 3122 (REI)

2 1 1

Price: $515,000
Method: Private Sale
Date: 19/10/2025
Property Type: Apartment

Agent Comments



4/31 Barnsbury Rd DEEPDENE 3103 (REI)

2 1 1

Price: $550,000
Method: Sold Before Auction
Date: 27/09/2025
Property Type: Unit

Agent Comments



5/127 Riversdale Rd HAWTHORN 3122 (REI/VG)

2 1 1

Price: $535,000
Method: Private Sale
Date: 10/07/2025
Property Type: Unit

Agent Comments

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