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<br>Including suburb and postcode | 2/163 Burwood Road, Hawthorn Vic 3122 |

## Indicative selling price

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

Range between $580,000 & $620,000

## Median sale price

Median price $580,000 Property Type Unit Suburb Hawthorn

Period - From 20/01/2025 to 19/01/2026 Source Property Data

## 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 | 317B/200 Burwood Rd HAWTHORN 3122 | $590,000 | 25/12/2025 |
| 2 | 404/1 Drill St HAWTHORN 3122 | $587,500 | 13/12/2025 |
| 3 | 15/50 Morang Rd HAWTHORN 3122 | $590,000 | 08/12/2025 |

**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: 20/01/2026 09:38

# 2/163 Burwood Road, Hawthorn Vic 3122

JellisCraig

Simon Lord
0407 337 557
simonlord@jelliscraig.com.au




2 1 1

**Rooms:** 3
**Property Type:** Apartment
**Land Size:** Strata sqm approx

Agent Comments

**Indicative Selling Price**
$580,000 - $620,000
**Median Unit Price**
20/01/2025 - 19/01/2026: $580,000

## Comparable Properties




**317B/200 Burwood Rd HAWTHORN 3122 (REI)**

2 1 1

**Price:** $590,000
**Method:** Private Sale
**Date:** 25/12/2025
**Property Type:** Apartment

Agent Comments



**404/1 Drill St HAWTHORN 3122 (REI)**

2 1 1

**Price:** $587,500
**Method:** Auction Sale
**Date:** 13/12/2025
**Property Type:** Apartment

Agent Comments



**15/50 Morang Rd HAWTHORN 3122 (REI)**

2 1 1

**Price:** $590,000
**Method:** Sold Before Auction
**Date:** 08/12/2025
**Property Type:** Apartment

Agent Comments



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