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	8/11-13 Auburn Grove, 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 $665,000 Property Type Unit Suburb Hawthorn East

Period - From 01/10/2025 to 31/12/2025 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	3/119 Riversdale Rd HAWTHORN 3122	$565,000	29/12/2025
2	8/183 Auburn Rd HAWTHORN 3122	$510,000	10/12/2025
3	8/47-49 Robinson Rd HAWTHORN 3122	$515,000	19/10/2025

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: 14/01/2026 13:55

8/11-13 Auburn Grove, Hawthorn East Vic 3123



2 1 2

Rooms: 5

Property Type: Flat

Agent Comments

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Indicative Selling Price
$500,000 - $550,000
Median Unit Price
December quarter 2025: $665,000

Comparable Properties



3/119 Riversdale Rd HAWTHORN 3122 (REI)

2 1 1

Price: $565,000
Method: Private Sale
Date: 29/12/2025
Property Type: Apartment

Agent Comments



8/183 Auburn Rd HAWTHORN 3122 (REI)

2 1 1

Price: $510,000
Method: Private Sale
Date: 10/12/2025
Property Type: Apartment

Agent Comments



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

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