

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

10/31 Kinkora Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2024 to 31/12/2024 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	8/8 Brook St HAWTHORN 3122	\$455,000	14/12/2024
2	8/4 Glen St HAWTHORN 3122	\$452,000	30/11/2024
3	2/28 Elm St HAWTHORN 3122	\$430,000	01/11/2024

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:

25/02/2025 18:07

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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$420,000 - \$450,000
Median Unit Price
Year ending December 2024: \$580,000

Comparable Properties



8/8 Brook St HAWTHORN 3122 (REI)

Agent Comments



Price: \$455,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Apartment



8/4 Glen St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$452,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Apartment



2/28 Elm St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 01/11/2024
Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388



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