

# 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

1/9 Fordholm Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$690,000

### 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	11/32 Berkeley St HAWTHORN 3122	\$650,000	03/12/2024
2	9/16 Auburn Gr HAWTHORN EAST 3123	\$652,500	08/11/2024
3	5/9 Fordholm Rd HAWTHORN 3122	\$750,000	26/10/2024

**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:

07/02/2025 11:05

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2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**  
\$650,000 - \$690,000  
**Median Unit Price**  
Year ending December 2024: \$580,000

## Comparable Properties



11/32 Berkeley St HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

**Price:** \$650,000  
**Method:** Sold Before Auction  
**Date:** 03/12/2024  
**Property Type:** Apartment



9/16 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

**Price:** \$652,500  
**Method:** Sold Before Auction  
**Date:** 08/11/2024  
**Property Type:** Apartment



5/9 Fordholm Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** Apartment

Account - The Agency Victoria | P: 03 8578 0388



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