

# 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

903/377 Burwood Road, Hawthorn Vic 3122

### Indicative selling price

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

Single price

\$595,000

### Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/10/2023

to

30/09/2024

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	7/3 Glenroy Rd HAWTHORN 3122	\$605,000	18/11/2024
2	G10/567 Glenferrie Rd HAWTHORN 3122	\$598,000	25/10/2024
3	1103/377 Burwood Rd HAWTHORN 3122	\$630,000	27/08/2024

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:

13/12/2024 16:58



2 1 2

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$595,000

Median Unit Price  
Year ending September 2024: \$580,000

Comparable Properties



7/3 Glenroy Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$605,000  
Method: Private Sale  
Date: 18/11/2024  
Property Type: Apartment



G10/567 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$598,000  
Method: Private Sale  
Date: 25/10/2024  
Property Type: Apartment



1103/377 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 2

Price: \$630,000  
Method: Private Sale  
Date: 27/08/2024  
Property Type: Apartment

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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