

# 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

Unit 16, 510 Glenferrie Road, Hawthorn

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$430,000 & \$450,000

### Median sale price

Median price \$402,750 Property type 1-bedroom unit Suburb Hawthorn

Period - From APR 2024 to MAR 2025 Source REA

### 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
7/155 Power St HAWTHORN 3122 VIC	\$435,000	Dec 2024
8/4 Glen St HAWTHORN	\$452,000	Nov 2024
20/9 Lisson Gr HAWTHORN 3122 VIC	\$440,000	Oct 2024

This Statement of Information was prepared on: 10/04/2025