

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

104/151 BURWOOD ROAD HAWTHORN VIC 3122

Indicative selling price

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

Single Price

or range
between

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

208/80 LYNCH STREET HAWTHORN VIC 3122	\$535,000	11-Jun-25
104/17 RIVERSDALE ROAD HAWTHORN VIC 3122	\$520,000	02-Apr-25
5/155 POWER STREET HAWTHORN VIC 3122	\$515,000	16-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 30 September 2025



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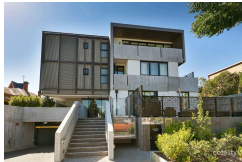


**208/80 LYNCH STREET
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$535,000** Sold Date **11-Jun-25**

Distance **0.52km**



**104/17 RIVERSDALE ROAD
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$520,000** Sold Date **02-Apr-25**

Distance **0.69km**



**5/155 POWER STREET HAWTHORN
VIC 3122**

2 1 1

Sold Price **\$515,000** Sold Date **16-Aug-25**

Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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