

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

104/567 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$576,000

Property Type Unit

Suburb Hawthorn

Period - From 28/07/2024

to 27/07/2025

Source Property Data

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	102/577-579 Glenferrie Rd HAWTHORN 3122	\$590,000	01/07/2025
2	7/423 Tooronga Rd HAWTHORN EAST 3123	\$618,000	24/06/2025
3	1/51 Kinkora Rd HAWTHORN 3122	\$640,000	30/05/2025

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:

28/07/2025 13:28

Joseph Falso
0401 836 149
joseph@whitefoxrealestate.com.au



2 1 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
28/07/2024 - 27/07/2025: \$576,000

Comparable Properties



102/577-579 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$590,000
Method: Private Sale
Date: 01/07/2025
Property Type: Apartment



7/423 Tooronga Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$618,000
Method: Private Sale
Date: 24/06/2025
Property Type: Apartment



1/51 Kinkora Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$640,000
Method: Private Sale
Date: 30/05/2025
Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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