

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

1206/377-383 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2024

to

31 Jul 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

203/625 GLENFERRIE ROAD HAWTHORN VIC 3122	\$678,000	06-Jun-25
306/8 LUTON LANE HAWTHORN VIC 3122	\$640,000	17-Apr-25
208/311 BURWOOD ROAD HAWTHORN VIC 3122	\$633,000	11-Nov-24

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: 18 August 2025



**203/625 GLENFERRIE ROAD
HAWTHORN VIC 3122**

2 2 1

Sold Price **\$678,000** Sold Date **06-Jun-25**

Distance **0.19km**



**306/8 LUTON LANE HAWTHORN
VIC 3122**

2 2 2

Sold Price **\$640,000** Sold Date **17-Apr-25**

Distance **0.23km**



**208/311 BURWOOD ROAD
HAWTHORN VIC 3122**

2 2 1

Sold Price **\$633,000** Sold Date **11-Nov-24**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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