

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

132/2 GOLDING STREET 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

\$375,000

or range
between

&

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

317/311 BURWOOD ROAD HAWTHORN VIC 3122	\$377,500	25-Jun-25
306/625 GLENFERRIE ROAD HAWTHORN VIC 3122	\$390,000	17-Jun-25
1/81 RIVERSDALE ROAD HAWTHORN VIC 3122	\$368,000	31-Mar-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: 12 August 2025



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**317/311 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$377,500** Sold Date **25-Jun-25**

Distance **0km**



**306/625 GLENFERRIE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$390,000** Sold Date **17-Jun-25**

Distance **0.22km**



**1/81 RIVERSDALE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$368,000** Sold Date **31-Mar-25**

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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