

# 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

2/32 Manningtree Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$800,000

### Median sale price

Median price

\$602,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2025

to

31/03/2025

Source

REIV

### 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	15/2 Brook St HAWTHORN 3122	\$771,000	12/04/2025
2	12/45 Evansdale Rd HAWTHORN 3122	\$810,000	25/03/2025
3	1/9 Fordholm Rd HAWTHORN 3122	\$740,000	15/02/2025

**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:

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2 1 1

Rooms: 4  
Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$750,000 - \$800,000  
Median Unit Price  
March quarter 2025: \$602,000

## Comparable Properties



15/2 Brook St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$771,000  
Method: Auction Sale  
Date: 12/04/2025  
Property Type: Apartment



12/45 Evansdale Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$810,000  
Method: Sold Before Auction  
Date: 25/03/2025  
Property Type: Unit



1/9 Fordholm Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$740,000  
Method: Sold Before Auction  
Date: 15/02/2025  
Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388



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