

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

2/71 Auburn Road, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$415,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/07/2024

to

30/06/2025

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	3/69 Auburn Rd HAWTHORN 3122	\$370,000	18/06/2025
2	6/66 Auburn Rd HAWTHORN 3122	\$470,000	07/05/2025
3	5/67 Auburn Rd HAWTHORN 3122	\$405,000	23/04/2025

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:

01/10/2025 16:05



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$415,000

Median Unit Price

Year ending June 2025: \$590,000

Comparable Properties



3/69 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 18/06/2025

Property Type: Apartment



6/66 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$470,000

Method: Sold Before Auction

Date: 07/05/2025

Property Type: Apartment



5/67 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 23/04/2025

Property Type: Apartment

Account - Fosterfroling Real Estate | P: 03 9781 3366