

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

203/729 BURWOOD ROAD HAWTHORN EAST VIC 3123

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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

6/26 AUBURN GROVE HAWTHORN EAST VIC 3123	\$590,000	18-Jun-25
302/7 MONTROSE STREET HAWTHORN EAST VIC 3123	\$570,000	10-Jun-25
3/31-33 CAROLINE STREET HAWTHORN EAST VIC 3123	\$550,000	28-Jun-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: 15 July 2025



6/26 AUBURN GROVE HAWTHORN EAST VIC 3123 Sold Price **\$590,000** Sold Date **18-Jun-25**

2 1 -

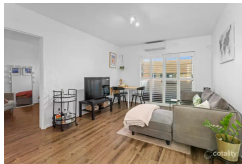
Distance **0.23km**



302/7 MONTROSE STREET HAWTHORN EAST VIC 3123 Sold Price **\$570,000** Sold Date **10-Jun-25**

2 1 1

Distance **0.16km**



3/31-33 CAROLINE STREET HAWTHORN EAST VIC 3123 Sold Price ^{RS} **\$550,000** Sold Date **28-Jun-25**

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Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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