

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

215/1-5 QUEENS AVENUE 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

\$115,000

&

\$125,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Sep 2024

to

31 Aug 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

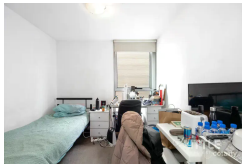
Date of sale

412/1-5 QUEENS AVENUE HAWTHORN VIC 3122	\$99,000	20-Aug-25
218/2 EASTERN PLACE HAWTHORN EAST VIC 3123	\$108,000	02-Apr-25
119/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$140,000	30-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: 03 September 2025



412/1-5 QUEENS AVENUE HAWTHORN VIC 3122

1 1 -

Sold Price

^{RS}

\$99,000

Sold Date **20-Aug-25**

Distance

0km



218/2 EASTERN PLACE HAWTHORN EAST VIC 3123

1 1 -

Sold Price

\$108,000

Sold Date **02-Apr-25**

Distance

0.25km



119/1 GLENFERRIE PLACE HAWTHORN VIC 3122

1 1 -

Sold Price

\$140,000

Sold Date **30-Jun-25**

Distance

0.59km



113B/71 RIVERSDALE ROAD HAWTHORN VIC 3122

1 1 -

Sold Price

^{RS}

\$115,000

Sold Date **28-Aug-25**

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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