

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

215/616 GLENFERRIE ROAD 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

\$189,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,410,000

Property type

Business

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

48/29 LYNCH STREET HAWTHORN VIC 3122	\$175,000	24-Apr-25
4/6 MAYSTON STREET HAWTHORN EAST VIC 3123	\$199,000	15-Apr-25
51/29 LYNCH STREET HAWTHORN VIC 3122	\$195,000	25-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: 20 August 2025

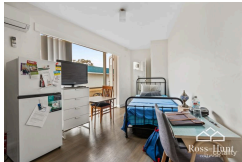


48/29 LYNCH STREET HAWTHORN VIC 3122

1 1 1

Sold Price **\$175,000** Sold Date **24-Apr-25**

Distance **0.22km**



4/6 MAYSTON STREET HAWTHORN EAST VIC 3123

1 1 1

Sold Price **\$199,000** Sold Date **15-Apr-25**

Distance **1.51km**

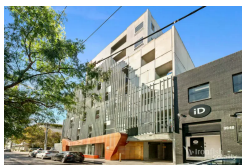


51/29 LYNCH STREET HAWTHORN VIC 3122

1 1 1

Sold Price **\$195,000** Sold Date **25-Jun-25**

Distance **0.22km**



123/42 PORTER STREET PRAHRAN VIC 3181

1 1 1

Sold Price **\$180,000** Sold Date **27-Jun-25**

Distance **4.84km**

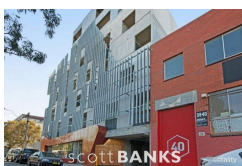


606/45 VICTORIA PARADE COLLINGWOOD VIC 3066

1 1 1

Sold Price **\$200,000** Sold Date **20-May-25**

Distance **4.81km**



310/42 PORTER STREET PRAHRAN VIC 3181

1 1 1

Sold Price **\$180,000** Sold Date **30-Apr-25**

Distance **4.84km**

RS = Recent sale

UN = Undisclosed Sale

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