

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 Hawthorn Road, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Vermont South

Period - From

01/04/2025

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	81 Hawthorn Rd FOREST HILL 3131	\$1,300,000	16/08/2025
2	4 Duband St BURWOOD EAST 3151	\$1,240,000	09/08/2025
3	20 Dorene Ct VERMONT SOUTH 3133	\$1,210,000	26/07/2025

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:

24/09/2025 22:13



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
June quarter 2025: \$1,510,000

Comparable Properties



81 Hawthorn Rd FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 535 sqm approx



4 Duband St BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,240,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 588 sqm approx



20 Dorene Ct VERMONT SOUTH 3133 (REI)

Agent Comments



Price: \$1,210,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 698 sqm approx

Account - O'Brien Real Estate Vermont | P: 03 9087 1087