## 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	215 Hawthorn Road, Vermont South Vic 3133
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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#### 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

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)





Price: \$1,300,000 Method: Auction Sale Date: 16/08/2025

Property Type: House (Res) Land Size: 535 sqm approx

**Agent Comments** 



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)



Price: \$1,210,000 Method: Auction Sale Date: 26/07/2025

Property Type: House (Res) Land Size: 698 sqm approx **Agent Comments** 

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





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