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

221/862 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Range between | $350,000 | & | $370,000

Median sale price

Median price | $565,000 | Property Type | Unit | Suburb | Hawthorn

Period - From | 17/07/2024 | to | 16/07/2025 | Source | Property Data

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	3/69 Auburn Rd HAWTHORN 3122	$370,000	18/06/2025
2	805/377 Burwood Rd HAWTHORN 3122	$355,000	19/05/2025
3	808/377 Burwood Rd HAWTHORN 3122	$360,000	15/04/2025

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: | 17/07/2025 15:51

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$350,000 - $370,000
Median Unit Price
17/07/2024 - 16/07/2025: $565,000

Comparable Properties

3/69 Auburn Rd HAWTHORN 3122 (REI)

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Price: $370,000
Method: Private Sale
Date: 18/06/2025
Property Type: Apartment

Agent Comments

805/377 Burwood Rd HAWTHORN 3122 (REI)

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Price: $355,000
Method: Private Sale
Date: 19/05/2025
Property Type: Apartment

Agent Comments

808/377 Burwood Rd HAWTHORN 3122 (REI/VG)

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Price: $360,000
Method: Private Sale
Date: 15/04/2025
Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9803 0400