

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

3/11 HENRY STREET 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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

7/44-46 LIDDIARD STREET HAWTHORN VIC 3122	\$525,000	20-Dec-24
2/141 RIVERSDALE ROAD HAWTHORN VIC 3122	\$522,500	08-Nov-24
8/10 HAVELOCK ROAD HAWTHORN EAST VIC 3123	\$510,000	09-Nov-24

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: 24 April 2025



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**7/44-46 LIDDIARD STREET
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$525,000** Sold Date **20-Dec-24**

Distance **0.36km**



**2/141 RIVERSDALE ROAD
HAWTHORN VIC 3122**

2 1 -

Sold Price **\$522,500** Sold Date **08-Nov-24**

Distance **1.03km**



**8/10 HAVELOCK ROAD
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price **\$510,000** Sold Date **09-Nov-24**

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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