

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

3/95 Manningtree Road, Hawthorn Vic 3122

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$582,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2024

to

31/03/2025

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	3/8 Hill St HAWTHORN 3122	\$360,000	25/11/2024
2	605/377 Burwood Rd HAWTHORN 3122	\$350,000	12/11/2024
3	4/28 Elm St HAWTHORN 3122	\$375,000	29/10/2024

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:

12/04/2025 13:22



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$385,000
Median Unit Price
Year ending March 2025: \$582,500

Comparable Properties



3/8 Hill St HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$360,000
Method: Private Sale
Date: 25/11/2024
Property Type: Apartment



605/377 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$350,000
Method: Private Sale
Date: 12/11/2024
Property Type: Unit



4/28 Elm St HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$375,000
Method: Private Sale
Date: 29/10/2024
Property Type: Unit