

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

303/729 BURWOOD ROAD HAWTHORN EAST VIC 3123

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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 May 2024

to

30 Apr 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

8/126-128 RATHMINES ROAD HAWTHORN EAST VIC 3123

\$567,000

16-Apr-25

110/757 TOORAK ROAD HAWTHORN EAST VIC 3123

\$560,000

24-Feb-25

702/1 PORTER STREET HAWTHORN EAST VIC 3123

\$585,000

19-Feb-25

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: 08 May 2025



**8/126-128 RATHMINES ROAD
HAWTHORN EAST VIC 3123**

 2  1  -

Sold Price

^{RS}

\$567,000

Sold Date

16-Apr-25

Distance

0.47km



**110/757 TOORAK ROAD
HAWTHORN EAST VIC 3123**

 2  1  1

Sold Price

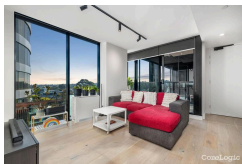
\$560,000

Sold Date

24-Feb-25

Distance

2.39km



**702/1 PORTER STREET
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price

^{RS}

\$585,000

Sold Date

19-Feb-25

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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