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	311/616 GLENFERRIE ROAD 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	$230,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,410,000	Property type	Business	Suburb	Hawthorn
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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
15/17 PARK STREET HAWTHORN VIC 3122	$210,000	09-Jul-25
16/145 CANTERBURY ROAD TOORAK VIC 3142	$245,000	27-Feb-25
1601/35 MALCOLM STREET SOUTH YARRA VIC 3141	$250,000	18-Jun-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: 20 August 2025

Chiara Burden
M 0439509134
E chiara@gandhpg.com.au

15/17 PARK STREET HAWTHORN VIC 3122

1 1 1

Sold Price RS $210,000 Sold Date 09-Jul-25

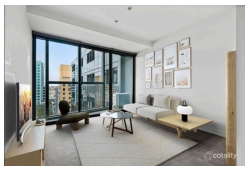
Distance 0.45km

16/145 CANTERBURY ROAD TOORAK VIC 3142

- 1 -

Sold Price $245,000 Sold Date 27-Feb-25

Distance 3.04km



1601/35 MALCOLM STREET SOUTH YARRA VIC 3141

1 1 1

Sold Price $250,000 Sold Date 18-Jun-25

Distance 3.74km

104/25-27 HOTHAM STREET EAST MELBOURNE VIC 3002

1 1 1

Sold Price $247,500 Sold Date 13-May-25

Distance 4.16km

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

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