

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

316/383 Burwood Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$148,000 & \$162,800

Median sale price*

Median price Property Type Suburb Hawthorn

Period - From to Source

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 | 501/1 Queens Av HAWTHORN 3122 | \$160,000 | 04/07/2025 |
| 2 | 48/29 Lynch St HAWTHORN 3122 | \$175,000 | 12/05/2025 |
| 3 | 30/29-35 Lynch St HAWTHORN 3122 | \$150,000 | 06/05/2025 |

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:

11/08/2025 13:41

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



1 1 0

Property Type: Studio Apartment
Agent Comments

Indicative Selling Price
\$148,000 - \$162,800
No median price available

Comparable Properties



501/1 Queens Av HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$160,000
Method: Private Sale
Date: 04/07/2025
Property Type: Apartment



48/29 Lynch St HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$175,000
Method: Private Sale
Date: 12/05/2025
Property Type: Apartment



30/29-35 Lynch St HAWTHORN 3122 (REI)

Agent Comments

1 1 -

Price: \$150,000
Method: Private Sale
Date: 06/05/2025
Property Type: Apartment