Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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	316/383 Burwood Road, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Range between \$150,000 & \$165,000	Range between	\$150,000	&	\$165,000
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Median sale price

Median price	\$568,000	Pro	perty Type	Jnit		Suburb	Hawthorn
Period - From	07/07/2024	to	06/07/2025	s	ource	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	2/17 Park St HAWTHORN 3122	\$160,000	20/05/2025
2	30/29-35 Lynch St HAWTHORN 3122	\$150,000	06/05/2025
3	302/383 Burwood Rd HAWTHORN 3122	\$230,000	10/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/07/2025 13:07









Property Type: Studio Apartment

Agent Comments

Indicative Selling Price \$150,000 - \$165,000 Median Unit Price 07/07/2024 - 06/07/2025: \$568,000

Comparable Properties



2/17 Park St HAWTHORN 3122 (REI/VG)

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Price: \$160,000 Method: Private Sale Date: 20/05/2025

Property Type: Apartment

Agent Comments



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

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Agent Comments

Price: \$150,000 **Method:** Private Sale **Date:** 06/05/2025

Property Type: Apartment



302/383 Burwood Rd HAWTHORN 3122 (REI/VG)

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Agent Comments

Price: \$230,000 Method: Private Sale Date: 10/02/2025

Property Type: Apartment

Account - Inline Real Estate | P: 03 85974262





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