

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 \$150,000

&

\$165,000

Median sale price

Median price \$568,000

Property Type Unit

Suburb Hawthorn

Period - From 07/07/2024

to

06/07/2025

Source 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	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 comparable properties 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



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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)

Agent Comments

1 1 -

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



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

Agent Comments

1 1 1

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