

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

32/17-25 YARRA STREET 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

or range
between

\$975,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

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

11/77 RIVER STREET RICHMOND VIC 3121	\$980,000	10-Apr-25
51 FARMER STREET RICHMOND VIC 3121	\$1,065,000	17-Apr-25
19/339 BURNLEY STREET RICHMOND VIC 3121	\$1,010,000	09-Apr-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.~~

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**11/77 RIVER STREET RICHMOND
VIC 3121**

3 2 2

Sold Price **\$980,000** Sold Date **10-Apr-25**

Distance **0.78km**



**51 FARMER STREET RICHMOND
VIC 3121**

3 2 1

Sold Price **\$1,065,000** Sold Date **17-Apr-25**

Distance **1.05km**



**19/339 BURNLEY STREET
RICHMOND VIC 3121**

3 3 2

Sold Price **\$1,010,000** Sold Date **09-Apr-25**

Distance **1.2km**

RS = Recent sale UN = Undisclosed Sale

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