

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

329/367-369 BURWOOD 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

or range
between

\$120,000

&

\$132,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Nov 2024

to

31 Oct 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

119/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$140,000	30-Jun-25
309/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$132,000	30-May-25
502/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$128,000	22-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.~~

This Statement of Information was prepared on: 10 November 2025


**119/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**

 1
  1
  -

Sold Price **\$140,000** Sold Date **30-Jun-25**

Distance **0km**


**309/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**

 1
  1
  1

Sold Price **\$132,000** Sold Date **30-May-25**

Distance **0km**


**502/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**

 1
  1
  1

Sold Price **\$128,000** Sold Date **22-Apr-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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