

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

38/589-591 GLENFERRIE 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

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Sep 2024

to

31 Aug 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

501/28 QUEENS AVENUE HAWTHORN VIC 3122	\$265,000	01-Aug-25
6/60 AUBURN ROAD HAWTHORN VIC 3122	\$290,000	27-Mar-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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**501/28 QUEENS AVENUE
HAWTHORN VIC 3122**

Sold Price **\$265,000** Sold Date **01-Aug-25**

2 1 -

Distance **0.86km**



**6/60 AUBURN ROAD HAWTHORN
VIC 3122**

Sold Price **\$290,000** Sold Date **27-Mar-25**

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Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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