

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

4/185 AUBURN 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

\$530,000

&

\$570,000

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

3/31-33 CAROLINE STREET HAWTHORN EAST VIC 3123	\$550,000	21-Jun-25
8/126-128 RATHMINES ROAD HAWTHORN EAST VIC 3123	\$567,000	16-Apr-25
5/18 LAUNDER STREET HAWTHORN VIC 3122	\$557,000	18-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: 30 September 2025



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**3/31-33 CAROLINE STREET
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price **\$550,000** Sold Date **21-Jun-25**

Distance **0.35km**

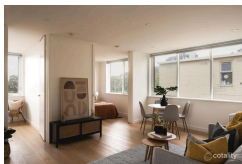


**8/126-128 RATHMINES ROAD
HAWTHORN EAST VIC 3123**

2 1 1

Sold Price **\$567,000** Sold Date **16-Apr-25**

Distance **0.83km**



**5/18 LAUNDER STREET
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$557,000** Sold Date **18-Apr-25**

Distance **0.66km**

RS = Recent sale UN = Undisclosed Sale

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