

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

401/1-5 QUEENS AVENUE 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

\$140,000

&

\$154,000

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

309/1-5 QUEENS AVENUE HAWTHORN VIC 3122	\$91,000	29-May-25
501/1-5 QUEENS AVENUE HAWTHORN VIC 3122	\$160,000	04-Jul-25
412/1-5 QUEENS AVENUE HAWTHORN VIC 3122	\$99,000	20-Aug-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: 19 September 2025


**309/1-5 QUEENS AVENUE
HAWTHORN VIC 3122**

1 1 1

Sold Price

\$91,000Sold Date **29-May-25**

Distance

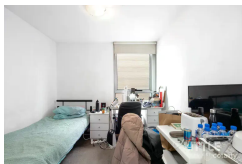
0km
**501/1-5 QUEENS AVENUE
HAWTHORN VIC 3122**

1 1 1

Sold Price

^{RS} **\$160,000** ^{UN}Sold Date **04-Jul-25**

Distance

0km
**412/1-5 QUEENS AVENUE
HAWTHORN VIC 3122**

1 1 1

Sold Price

^{RS} **\$99,000**Sold Date **20-Aug-25**

Distance

0km
**108/2 EASTERN PLACE
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price

\$120,000Sold Date **29-Jul-25**

Distance

0.25km**RS** = Recent sale**UN** = Undisclosed Sale

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