

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

404/1 Drill Street, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Hawthorn

Period - From 01/07/2025

to 30/09/2025

Source REIV

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 six 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
1	207/81-83 Riversdale Rd HAWTHORN 3122	\$590,000	05/11/2025
2	102/577-579 Glenferrie Rd HAWTHORN 3122	\$590,000	01/07/2025
3	110/8 Luton La HAWTHORN 3122	\$590,000	04/06/2025

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 six months.~~

This Statement of Information was prepared on:

14/11/2025 10:19



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
September quarter 2025: \$600,000

Comparable Properties



207/81-83 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$590,000
Method: Sold Before Auction
Date: 05/11/2025
Property Type: Apartment



102/577-579 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 01/07/2025
Property Type: Apartment



110/8 Luton La HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 04/06/2025
Property Type: Apartment