

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

408/1 GLENFERRIE PLACE 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

\$130,000

&

\$143,000

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

309/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$132,000	30-May-25
912/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$135,000	23-Sep-25
1010/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$142,500	19-Dec-24

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: 17 November 2025


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

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

 Distance **0km**

**912/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**
 1
  1
  1

 Sold Price **\$135,000** Sold Date **23-Sep-25**

 Distance **0km**

**1010/1 GLENFERRIE PLACE
HAWTHORN VIC 3122**
 1
  1
  -

 Sold Price **\$142,500** Sold Date **19-Dec-24**

 Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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