Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	408/377 Burwood Road, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Range between \$330,000	&	\$360,000
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Median sale price

Median price	\$600,000	Pro	perty Type U	nit		Suburb	Hawthorn
Period - From	01/07/2025	to	30/09/2025	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	415/311 Burwood Rd HAWTHORN 3122	\$355,000	28/05/2025
2	805/377 Burwood Rd HAWTHORN 3122	\$355,000	19/05/2025
3			

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:	11/11/2025 14:39



Date of sale



Tim Heavyside 94703390 0403020404 tim@heavyside.co

Indicative Selling Price \$330,000 - \$360,000 Median Unit Price September quarter 2025: \$600,000

Comparable Properties



415/311 Burwood Rd HAWTHORN 3122 (REI/VG)

4 1 **6** 1

Price: \$355,000 Method: Private Sale Date: 28/05/2025

Property Type: Apartment

Agent Comments



805/377 Burwood Rd HAWTHORN 3122 (REI)

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Price: \$355,000 Method: Private Sale Date: 19/05/2025

Property Type: Apartment

Agent Comments

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.

Account - Heavyside



