

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

418/616 Glenferrie Road, Hawthorn, 3122

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$195,000.00 or range between &

Median sale price

Median price \$576,500.00 Property type Studio Suburb HAWTHORN

Period - From Oct 2024 to Oct 2025 Source Property Data

Comparable property sales

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: Tuesday 14th October 2025