

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

508/616 GLENFERRIE ROAD 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

\$225,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,410,000

Property type

Business

Suburb

Hawthorn

Period-from

01 Aug 2024

to

31 Jul 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

15/17 PARK STREET HAWTHORN VIC 3122	\$210,000	09-Jul-25
16/145 CANTERBURY ROAD TOORAK VIC 3142	\$245,000	27-Feb-25
104/25-27 HOTHAM STREET EAST MELBOURNE VIC 3002	\$247,500	13-May-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: 20 August 2025



**15/17 PARK STREET HAWTHORN
VIC 3122**

Sold Price

^{RS}

\$210,000

Sold Date

09-Jul-25



1



1



1

Distance

0.45km



**16/145 CANTERBURY ROAD
TOORAK VIC 3142**

Sold Price

\$245,000

Sold Date

27-Feb-25



-



1



-

Distance

3.04km



**104/25-27 HOTHAM STREET EAST
MELBOURNE VIC 3002**

Sold Price

\$247,500

Sold Date

13-May-25



1



1



1

Distance

4.16km

RS = Recent sale

UN = Undisclosed Sale

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