

Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

8 GLAN AVON ROAD, HAWTHORN, VIC 3122

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$4,500,000

or range between

&

Median sale price

Median price

\$2,750,000

Property Type

House

Suburb

HAWTHORN

Period - From

April 2024

to

March 2025

Source

RPdata

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
6 GLAN AVON ROAD HAWTHORN VIC 3122	\$3,888,888	29/11/20923
5 YARRA GROVE HAWTHORN VIC 3122	\$3,665,000	15/03/2025
3 AUSTIN STREET HAWTHORN VIC 3122	\$3,995,000	19/07/2024

This Statement of Information was prepared on:

8/04/2025