

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

7/41 Morang Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$455,000

&

\$465,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb Hawthorn

Period - From 29/05/2024

to

28/05/2025

Source Property Data

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 six 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
1	16/510 Glenferrie Rd HAWTHORN 3122	\$440,000	24/04/2025
2	22/9 Lisson Gr HAWTHORN 3122	\$485,000	21/03/2025
3	12/2 Brook St HAWTHORN 3122	\$480,000	23/01/2025

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:

29/05/2025 16:55



Property Type: Apartment

Agent Comments

Comparable Properties



16/510 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 24/04/2025

Property Type: Apartment



22/9 Lisson Gr HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 21/03/2025

Property Type: Apartment



12/2 Brook St HAWTHORN 3122 (VG)

Agent Comments



Price: \$480,000

Method: Sale

Date: 23/01/2025

Property Type: Strata Unit/Flat