Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/41 Morang Road, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$455,000		&		\$465,000			
Median sale pi	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	29/05/2024	to	28/05/2025		So	urce	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.

Add	dress 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



Chisholm&Gamon



Property Type: Apartment Agent Comments

Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$455,000 - \$465,000 Median Unit Price 29/05/2024 - 28/05/2025: \$580,000

Comparable Properties



16/510 Glenferrie Rd HAWTHORN 3122 (REI)

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1



Price: \$440,000 Method: Private Sale Date: 24/04/2025 Property Type: Apartment



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

Agent Comments

Agent Comments

Price: \$485,000 Method: Private Sale Date: 21/03/2025 Property Type: Apartment

1



12/2 Brook St HAWTHORN 3122 (VG)

Agent Comments

Price: \$480,000 Method: Sale Date: 23/01/2025 Property Type: Strata Unit/Flat

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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