

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

7/589 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

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

Single price \$139,950

Median sale price

Median price \$570,000

Property Type Unit

Suburb Hawthorn

Period - From 14/05/2024

to 13/05/2025

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	17/589 Glenferrie Rd HAWTHORN 3122	\$160,000	10/04/2025
2	503/1 Queens Av HAWTHORN 3122	\$130,000	20/02/2025
3	10/29 Lynch St HAWTHORN 3122	\$138,000	04/02/2025

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:

14/05/2025 12:36

7/589 Glenferrie Road, Hawthorn Vic 3122



Jeff Anderson
(03) 9835 1151
0411 222 744

jeffa@rosshunt.com.au

Indicative Selling Price
\$139,950

Median Unit Price

14/05/2024 - 13/05/2025: \$570,000



1 1 0

Rooms: 3
Property Type: Apartment
Agent Comments

Comparable Properties



17/589 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

1 1 1

Price: \$160,000
Method: Private Sale
Date: 10/04/2025
Property Type: Apartment



503/1 Queens Av HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$130,000
Method: Private Sale
Date: 20/02/2025
Property Type: Apartment



10/29 Lynch St HAWTHORN 3122 (VG)

Agent Comments

1 - -

Price: \$138,000
Method: Sale
Date: 04/02/2025
Property Type: Strata Unit/Flat

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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