

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

8/183 AUBURN 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

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

| | | |
|--|-----------|-----------|
| 16/219-227 AUBURN ROAD HAWTHORN VIC 3122 | \$615,000 | 09-May-25 |
| 1/74-76 AUBURN ROAD HAWTHORN VIC 3122 | \$600,000 | 10-Jul-25 |
| 5/74-76 AUBURN ROAD HAWTHORN VIC 3122 | \$602,000 | 15-Mar-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: 21 August 2025



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**16/219-227 AUBURN ROAD
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$615,000** Sold Date **09-May-25**

Distance **0.26km**



**1/74-76 AUBURN ROAD
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$600,000** Sold Date **10-Jul-25**

Distance **0.54km**



**5/74-76 AUBURN ROAD
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$602,000** Sold Date **15-Mar-25**

Distance **0.54km**

RS = Recent sale **UN** = Undisclosed Sale

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