## 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              | 809/377-383 Burwood Road, Hawthorn Vic 3122 |
|----------------------|---|
| Including suburb and |   |
| postcode             |   |
|                      |   |
|                      |   |

#### Indicative selling price

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

| Range between \$335,000 | & | \$355,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

### Median sale price

| Median price  | \$565,000  | Pro | perty Type U | nit |      | Suburb   | Hawthorn |
|---------------|------------|-----|--------------|-----|------|----------|----------|
| Period - From | 14/10/2024 | to  | 13/10/2025   | Sc  | urce | Property | v 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

| Address of comparable property |                                    | Price     | Date of sale |
|--------------------------------|------------------------------------|-----------|--------------|
| 1                              | 805/377 Burwood Rd HAWTHORN 3122   | \$355,000 | 19/05/2025   |
| 2                              | 607/1 Porter St HAWTHORN EAST 3123 | \$350,000 | 16/04/2025   |
| 3                              | 808/377 Burwood Rd HAWTHORN 3122   | \$360,000 | 15/04/2025   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 14/10/2025 17:53 |
|--|------------------|
|--|------------------|





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**Indicative Selling Price** \$335,000 - \$355,000 **Median Unit Price** 

14/10/2024 - 13/10/2025: \$565,000



Property Type: Unit

Land Size: 1573 sqm approx

**Agent Comments** 

# Comparable Properties



805/377 Burwood Rd HAWTHORN 3122 (REI)

Price: \$355,000 Method: Private Sale Date: 19/05/2025

Property Type: Apartment

**Agent Comments** 



607/1 Porter St HAWTHORN EAST 3123 (REI/VG)





**Agent Comments** 

Price: \$350,000 Method: Private Sale Date: 16/04/2025

Property Type: Apartment



808/377 Burwood Rd HAWTHORN 3122 (REI/VG)





Price: \$360.000 Method: Private Sale Date: 15/04/2025

Property Type: Apartment

Agent Comments

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





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