

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

912/1 GLENFERRIE PLACE 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

or range
between

\$130,000

&

\$143,000

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

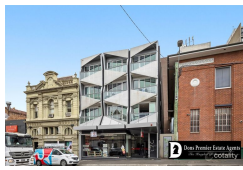
Date of sale

119/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$140,000	30-Jun-25
604/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$135,000	24-Oct-24
1010/1 GLENFERRIE PLACE HAWTHORN VIC 3122	\$142,500	19-Dec-24

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

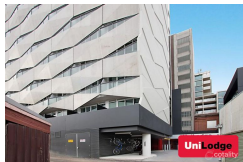


**119/1 GLENFERRIE PLACE
 HAWTHORN VIC 3122**

1 1 -

Sold Price **\$140,000** Sold Date **30-Jun-25**

Distance **0km**



**604/1 GLENFERRIE PLACE
 HAWTHORN VIC 3122**

1 1 1

Sold Price **\$135,000** Sold Date **24-Oct-24**

Distance **0km**



**1010/1 GLENFERRIE PLACE
 HAWTHORN VIC 3122**

1 1 -

Sold Price **\$142,500** Sold Date **19-Dec-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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