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	301/151 BURWOOD 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~~		or range between	$500,000	&	$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$565,000	Property type	Unit	Suburb	Hawthorn
Period-from	01 Dec 2024	to	30 Nov 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
109/121 POWER STREET HAWTHORN VIC 3122	$540,000	18-Nov-25
407/17 LYNCH STREET HAWTHORN VIC 3122	$545,000	28-Aug-25
6/28 WATTLE ROAD HAWTHORN VIC 3122	$568,000	27-Oct-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: 01 December 2025

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109/121 POWER STREET HAWTHORN VIC 3122

2 1 -

Sold Price RS $540,000 Sold Date 18-Nov-25

Distance 0.14km



407/17 LYNCH STREET HAWTHORN VIC 3122

2 2 1

Sold Price RS $545,000 Sold Date 28-Aug-25

Distance 0.47km



6/28 WATTLE ROAD HAWTHORN VIC 3122

2 1 -

Sold Price $568,000 Sold Date 27-Oct-25

Distance 0.42km

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

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