

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

1206/377-383 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

\$650,000

&

\$710,000

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

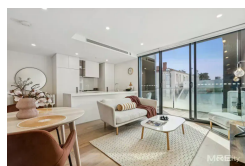
Date of sale

203/625 GLENFERRIE ROAD HAWTHORN VIC 3122	\$678,000	06-Jun-25
105/1 COOK STREET HAWTHORN VIC 3122	\$710,000	15-Jul-25
605/200 BURWOOD ROAD HAWTHORN VIC 3122	\$700,000	15-May-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: 25 August 2025



**203/625 GLENFERRIE ROAD
HAWTHORN VIC 3122**

 2  2  1

Sold Price **\$678,000** Sold Date **06-Jun-25**

Distance **0.19km**



**105/1 COOK STREET HAWTHORN
VIC 3122**

 3  2  1

Sold Price **\$710,000** Sold Date **15-Jul-25**

Distance **0.28km**



**605/200 BURWOOD ROAD
HAWTHORN VIC 3122**

 1  2  1

Sold Price **\$700,000** Sold Date **15-May-25**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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