

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

106/1 COOK STREET 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

\$700,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

203/1 COOK STREET HAWTHORN VIC 3122	\$735,000	25-Jul-24
203/625 GLENFERRIE ROAD HAWTHORN VIC 3122	\$678,000	06-Jun-25
414/200 BURWOOD ROAD HAWTHORN VIC 3122	\$750,000	17-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: 29 June 2025



**203/1 COOK STREET HAWTHORN
VIC 3122**

Sold Price

\$735,000

Sold Date

25-Jul-24

 2

 2

 1

Distance

0km



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

Sold Price

^{RS} **\$678,000**

Sold Date

06-Jun-25

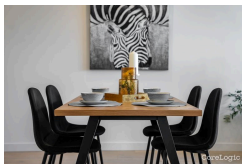
 2

 2

 1

Distance

0.12km



**414/200 BURWOOD ROAD
HAWTHORN VIC 3122**

Sold Price

\$750,000

Sold Date

17-Mar-25

 2

 2

 1

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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