

## 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

8/183 AUBURN ROAD HAWTHORN VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2024

to

30 Jun 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 16/219-227 AUBURN ROAD HAWTHORN VIC 3122 | \$615,000 | 09-May-25 |
| 5/74-76 AUBURN ROAD HAWTHORN VIC 3122    | \$602,000 | 15-Mar-25 |
| 20/179 POWER STREET HAWTHORN VIC 3122    | \$620,000 | 21-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.~~

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**16/219-227 AUBURN ROAD  
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$615,000** Sold Date **09-May-25**

Distance **0.26km**



**5/74-76 AUBURN ROAD  
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$602,000** Sold Date **15-Mar-25**

Distance **0.54km**



**20/179 POWER STREET  
HAWTHORN VIC 3122**

2 1 1

Sold Price **\$620,000** Sold Date **21-Mar-25**

Distance **1.67km**

RS = Recent sale      UN = Undisclosed Sale

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