# 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

g04/414-416 Auburn Road, Hawthorn Vic 3122

#### Indicative selling price

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For the	meaning	of this	price s	see cons	umer.vic.	.dov.au/	undera	uotina
		••••••	p				a	

Single price \$725,000

#### Median sale price

Median price	\$602,000	Pro	perty Type Unit	t	S	Suburb	Hawthorn
Period - From	01/01/2025	to	31/03/2025	Sou	urce F	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	202/309 Riversdale Rd HAWTHORN EAST 3123	\$670,000	03/06/2025
2	201/36 Lynch St HAWTHORN 3122	\$687,000	25/05/2025
3	16/40 Harold St HAWTHORN EAST 3123	\$735,000	07/05/2025

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 six months.

This Statement of Information was prepared on:

12/06/2025 09:16







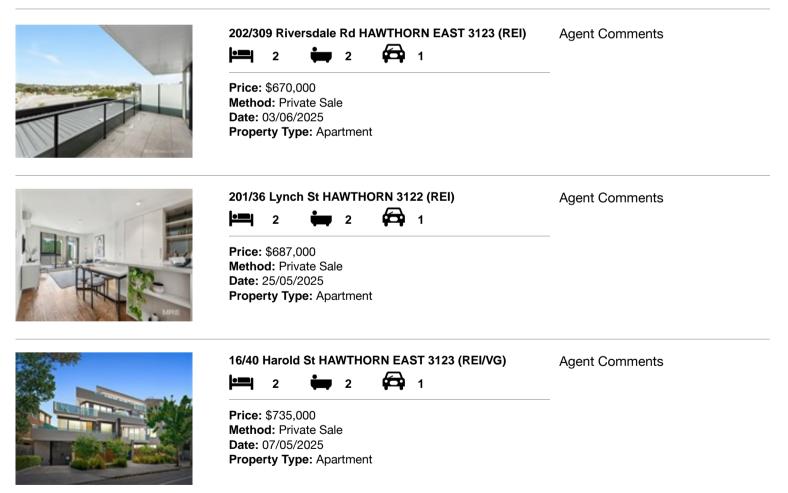


**Property Type:** Apartment Agent Comments

Mark Read 03 9831 2818 0402 215 841 markread@jelliscraig.com.au

Indicative Selling Price \$725,000 Median Unit Price March quarter 2025: \$602,000

# **Comparable Properties**



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