

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

5/40 Barkers Road, Hawthorn Vic 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$499,000

Median sale price

Median price

\$597,500

Property Type

Unit

Suburb

Hawthorn

Period - From

01/04/2025

to

30/06/2025

Source

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.

	Address of comparable property	Price	Date of sale
1	7/576 Glenferrie Rd HAWTHORN 3122	\$510,000	11/06/2025
2	2/69 Morang Rd HAWTHORN 3122	\$515,000	28/04/2025
3	5/33 Grove Rd HAWTHORN 3122	\$500,000	26/03/2025

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:

26/07/2025 13:43

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Indicative Selling Price

\$499,000

Median Unit Price

June quarter 2025: \$597,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



7/576 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 -

Price: \$510,000

Method: Private Sale

Date: 11/06/2025

Property Type: Apartment



2/69 Morang Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$515,000

Method: Private Sale

Date: 28/04/2025

Property Type: Apartment



5/33 Grove Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000

Method: Sold Before Auction

Date: 26/03/2025

Property Type: Apartment

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