

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

2/56-58 Burwood Road, Hawthorn Vic 3122

Indicative selling price

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

Range between

\$420,000

&

\$450,000

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	403/80 Lynch St HAWTHORN 3122	\$430,000	12/07/2025
2	403/174 Burnley St RICHMOND 3121	\$477,000	03/07/2025
3	216/81-83 Riversdale Rd HAWTHORN 3122	\$435,500	27/06/2025

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:

22/07/2025 18:49



Rooms: 3

Property Type: Large Apartment

Land Size: Internal 60m2 +

Balcony 18m2 approx. sqm approx

Agent Comments

Lift Access Boutique block

Chris Hingston

03 8539 9025

0419 104 625

chrishingston@jellisrcraig.com.au

Indicative Selling Price

\$420,000 - \$450,000

Median Unit Price

June quarter 2025: \$597,500

Comparable Properties



403/80 Lynch St HAWTHORN 3122 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 12/07/2025

Property Type: Apartment



403/174 Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$477,000

Method: Private Sale

Date: 03/07/2025

Property Type: Apartment



216/81-83 Riversdale Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$435,500

Method: Private Sale

Date: 27/06/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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