

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

11/11 AUBURN GROVE HAWTHORN EAST VIC 3123

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

\$565,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Hawthorn East

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

5/26 AUBURN GROVE HAWTHORN EAST VIC 3123	\$580,000	26-Mar-25
5/74-76 AUBURN ROAD HAWTHORN VIC 3122	\$602,000	15-Mar-25
8/126-128 RATHMINES ROAD HAWTHORN EAST VIC 3123	\$567,000	16-Apr-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: 10 June 2025



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5/26 AUBURN GROVE HAWTHORN EAST VIC 3123 Sold Price **\$580,000** Sold Date **26-Mar-25**

2 1 1

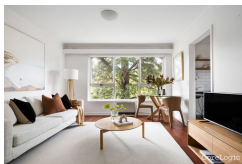
Distance **0.14km**



5/74-76 AUBURN ROAD HAWTHORN VIC 3122 Sold Price **\$602,000** Sold Date **15-Mar-25**

2 1 1

Distance **0.48km**



8/126-128 RATHMINES ROAD HAWTHORN EAST VIC 3123 Sold Price **\$567,000** Sold Date **16-Apr-25**

2 1 -

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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