

# 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

7/63 Evansdale Road, Hawthorn Vic 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$650,000

### Median sale price

Median price

\$602,000

Property Type

Unit

Suburb

Hawthorn

Period - From

01/01/2025

to

31/03/2025

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 | 10/352 Auburn Rd HAWTHORN 3122  | \$670,000 | 01/03/2025   |
| 2 | 11/32 Berkeley St HAWTHORN 3122 | \$650,000 | 03/12/2024   |
| 3 | 8/3 Harrison Cr HAWTHORN 3122   | \$632,000 | 04/04/2025   |

**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:

22/05/2025 17:37

7/63 Evansdale Road, Hawthorn Vic 3122



2 1 1

**Rooms:** 4

**Property Type:** Apartment

**Agent Comments**

Mackenzie Field

9810 5000

0487 336 490

MackenzieField@jellisrcraig.com.au

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

March quarter 2025: \$602,000

## Comparable Properties



10/352 Auburn Rd HAWTHORN 3122 (REI/VG)

**Agent Comments**

2 1 -

**Price:** \$670,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** Apartment



11/32 Berkeley St HAWTHORN 3122 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$650,000

**Method:** Sold Before Auction

**Date:** 03/12/2024

**Property Type:** Apartment



8/3 Harrison Cr HAWTHORN 3122 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$632,000

**Method:** Sold Before Auction

**Date:** 04/04/2025

**Property Type:** Apartment

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



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