

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

2/20 Denmark Hill Road, Hawthorn East Vic 3123

Indicative selling price

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

Range between

\$370,000

&

\$400,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Hawthorn East

Period - From

12/05/2024

to

11/05/2025

Source

Property Data

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	4/280 Riversdale Rd HAWTHORN EAST 3123	\$410,000	03/05/2025
2	5/67 Auburn Rd HAWTHORN 3122	\$405,000	23/04/2025
3	6/20 Denmark Hill Rd HAWTHORN EAST 3123	\$395,000	19/02/2025

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:

12/05/2025 15:45



1 1 0

Property Type: Unit
Agent Comments

Indicative Selling Price
\$370,000 - \$400,000
Median Unit Price
12/05/2024 - 11/05/2025: \$570,000

Comparable Properties



4/280 Riversdale Rd HAWTHORN EAST 3123 (REI)

Agent Comments

1 1 1

Price: \$410,000
Method: Private Sale
Date: 03/05/2025
Property Type: Apartment



5/67 Auburn Rd HAWTHORN 3122 (REI/VG)

Agent Comments

1 1 1

Price: \$405,000
Method: Private Sale
Date: 23/04/2025
Property Type: Apartment



6/20 Denmark Hill Rd HAWTHORN EAST 3123 (VG)

Agent Comments

1 - -

Price: \$395,000
Method: Sale
Date: 19/02/2025
Property Type: Strata Unit/Flat

Account - Marshall White | P: 03 9822 9999



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