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	1/3 Wellesley Road, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

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

Range between \$9	980,000	&	\$1,070,000
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Median sale price

Median price	\$602,000	Pro	perty Type Ur	nit		Suburb	Hawthorn
Period - From	01/01/2025	to	31/03/2025	s	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

Address of comparable property		Price	Date of sale
1	1/20 Selwood St HAWTHORN EAST 3123	\$1,011,000	05/04/2025
2	2/497 Glenferrie Rd HAWTHORN 3122	\$1,002,500	17/12/2024
3	4/497 Glenferrie Rd HAWTHORN 3122	\$1,130,000	15/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/05/2025 15:37



RT Edgar





Property Type: Apartment **Agent Comments**

Indicative Selling Price \$980,000 - \$1,070,000 **Median Unit Price** March quarter 2025: \$602,000

Comparable Properties



1/20 Selwood St HAWTHORN EAST 3123 (REI)

Price: \$1,011,000 Method: Auction Sale Date: 05/04/2025

Property Type: Townhouse (Res)

Agent Comments



2/497 Glenferrie Rd HAWTHORN 3122 (REI/VG)







Agent Comments

Price: \$1,002,500 Method: Private Sale Date: 17/12/2024

Property Type: Apartment



4/497 Glenferrie Rd HAWTHORN 3122 (REI/VG)





Price: \$1,130,000 Method: Private Sale Date: 15/12/2024

Property Type: Apartment

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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