

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

604/31 Queens Avenue, Hawthorn, Vic 3122

Indicative selling price

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

range between

\$390,000

&

\$410,000

Median sale price

Median price

\$598,000

Property type

Unit

Suburb

Hawthorn

Period - From

01/06/2024

to

31/05/2025

Source



PropTrack

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
307/609 Burwood Road, Hawthorn, VIC 3122	\$427,500	23/05/2025
205/2A Montrose Place, Hawthorn East, VIC 3123	\$420,000	27/03/2025
702/8 Montrose St, Hawthorn East, VIC 3123	\$390,000	07/02/2025

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: 10/06/2025