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	304/92 Kinkora Road, Hawthorn Vic 3122

Indicative selling price

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

Range between $620,000 & $650,000

Median sale price

Median price $616,000 Property Type Unit Suburb Hawthorn

Period - From 01/04/2026 to 30/06/2026 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	405/2 Tweed St HAWTHORN 3122	$616,000	19/06/2026
2	14/28 Harold St HAWTHORN EAST 3123	$665,000	16/05/2026
3	111/163 Burwood Rd HAWTHORN 3122	$610,000	23/04/2026

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: 08/09/2026 18:37

304/92 Kinkora Road, Hawthorn Vic 3122

Karen Chung
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$620,000 - $650,000
Median Unit Price
June quarter 2026: $616,000

Comparable Properties



405/2 Tweed St HAWTHORN 3122 (REI/VG)

2 1 1

Price: $616,000
Method: Private Sale
Date: 19/06/2026
Property Type: Apartment

Agent Comments

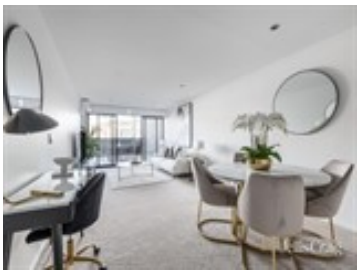


14/28 Harold St HAWTHORN EAST 3123 (REI/VG)

2 1 1

Price: $665,000
Method: Auction Sale
Date: 16/05/2026
Property Type: Apartment

Agent Comments



111/163 Burwood Rd HAWTHORN 3122 (REI/VG)

2 1 1

Price: $610,000
Method: Private Sale
Date: 23/04/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 98305966

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