

## 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

412/1-5 QUEENS AVENUE HAWTHORN VIC 3122

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$95,000

&

\$104,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

309/1-5 QUEENS AVENUE HAWTHORN VIC 3122	\$91,000	29-May-25
310/1-5 QUEENS AVENUE HAWTHORN VIC 3122	\$90,000	12-Mar-25
503/1-5 QUEENS AVENUE HAWTHORN VIC 3122	\$130,000	20-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 03 July 2025



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**309/1-5 QUEENS AVENUE  
HAWTHORN VIC 3122**

1 1 -

Sold Price

<sup>RS</sup> **\$91,000** Sold Date **29-May-25**

Distance **0km**



**310/1-5 QUEENS AVENUE  
HAWTHORN VIC 3122**

1 1 -

Sold Price

**\$90,000** Sold Date **12-Mar-25**

Distance **0km**



**503/1-5 QUEENS AVENUE  
HAWTHORN VIC 3122**

1 1 1

Sold Price

**\$130,000** Sold Date **20-Feb-25**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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