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

104/567 Glenferrie Road, Hawthorn Vic 3122

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$590,000		&		\$640,000			
Median sale p	rice							
Median price	\$576,000	Pro	operty Type	Unit			Suburb	Hawthorn
Period - From	28/07/2024	to	27/07/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	102/577-579 Glenferrie Rd HAWTHORN 3122	\$590,000	01/07/2025
2	7/423 Tooronga Rd HAWTHORN EAST 3123	\$618,000	24/06/2025
3	1/51 Kinkora Rd HAWTHORN 3122	\$640,000	30/05/2025

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:

28/07/2025 13:28



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Joseph Falso

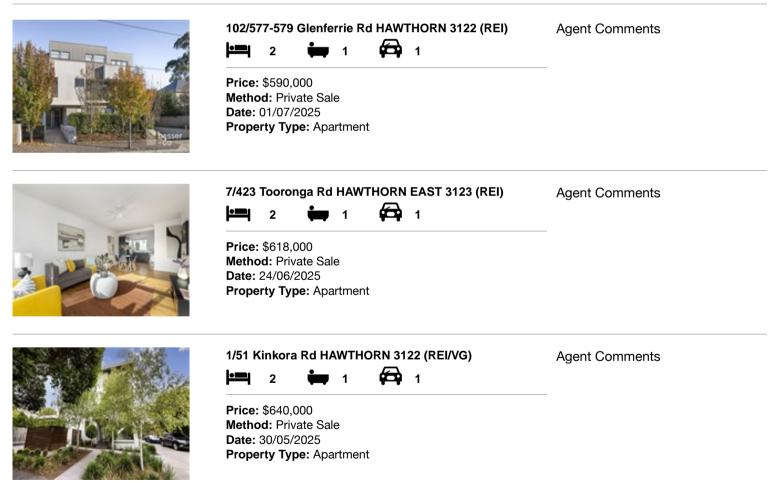




Property Type: Apartment Agent Comments 0401 836 149 joseph@whitefoxrealestate.com.au

Indicative Selling Price \$590,000 - \$640,000 Median Unit Price 28/07/2024 - 27/07/2025: \$576,000

Comparable Properties



Account - Whitefox Real Estate | P: 96459699



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