

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000

&

\$640,000

### Median sale price

Median price \$576,000

Property Type Unit

Suburb Hawthorn

Period - From 28/07/2024

to

27/07/2025

Source

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.

	Address 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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2 1 2

**Property Type:** Apartment  
**Agent Comments**

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

## Comparable Properties



**102/577-579 Glenferrie Rd HAWTHORN 3122 (REI)**

**Agent Comments**

2 1 1

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 01/07/2025  
**Property Type:** Apartment



**7/423 Tooronga Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

2 1 1

**Price:** \$618,000  
**Method:** Private Sale  
**Date:** 24/06/2025  
**Property Type:** Apartment



**1/51 Kinkora Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 30/05/2025  
**Property Type:** Apartment

**Account - Whitefox Real Estate | P: 96459699**



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