

## 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

114/43 PARK STREET 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

\$155,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Hawthorn

Period-from

01 Jun 2024

to

31 May 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

2/17 PARK STREET HAWTHORN VIC 3122	\$160,000	20-May-25
48/29 LYNCH STREET HAWTHORN VIC 3122	\$175,000	24-Apr-25
17/589-591 GLENFERRIE ROAD HAWTHORN VIC 3122	\$160,000	02-May-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 June 2025



## 2/17 PARK STREET HAWTHORN VIC 3122

1 1 -

Sold Price

<sup>RS</sup>

**\$160,000**

Sold Date

**20-May-25**

Distance

**0.14km**



## 48/29 LYNCH STREET HAWTHORN VIC 3122

1 1 1

Sold Price

**\$175,000**

Sold Date

**24-Apr-25**

Distance

**0.42km**



## 17/589-591 GLENFERRIE ROAD HAWTHORN VIC 3122

1 1 -

Sold Price

<sup>RS</sup>

**\$160,000**

Sold Date

**02-May-25**

Distance

**0.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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