

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

4/7 Glenroy Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$2,692,500

Property Type House

Suburb Hawthorn

Period - From 01/04/2025

to

30/06/2025

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	2/2a Lyall St HAWTHORN 3122	\$930,000	28/06/2025
2	2/14 Wattle Rd HAWTHORN 3122	\$1,070,000	24/05/2025
3	2/6 Finchley Ct HAWTHORN 3122	\$935,000	20/03/2025

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:

29/07/2025 11:09



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2025: \$2,692,500

Comparable Properties



2/2a Lyall St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$930,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Apartment



2/14 Wattle Rd HAWTHORN 3122 (VG)

Agent Comments

2 - -

Price: \$1,070,000
Method: Sale
Date: 24/05/2025
Property Type: Flat/Unit/Apartment (Res)



2/6 Finchley Ct HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$935,000
Method: Private Sale
Date: 20/03/2025
Property Type: Apartment