

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

11/95 Manningtree Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$597,500

Property Type Unit

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	206/17 Lynch St HAWTHORN 3122	\$650,000	13/06/2025
2	214/38 Camberwell Rd HAWTHORN EAST 3123	\$640,000	28/05/2025
3	9/26 Hawthorn Glen HAWTHORN 3122	\$660,000	14/05/2025

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:

19/07/2025 13:07

11/95 Manningtree Road, Hawthorn Vic 3122



James Fitzpatrick

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

June quarter 2025: \$597,500



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



206/17 Lynch St HAWTHORN 3122 (REI/VG)

Agent Comments

2 2 2

Price: \$650,000

Method: Private Sale

Date: 13/06/2025

Property Type: Apartment



214/38 Camberwell Rd HAWTHORN EAST 3123 (REI/VG) **Agent Comments**

2 2 1

Price: \$640,000

Method: Private Sale

Date: 28/05/2025

Property Type: Apartment



9/26 Hawthorn Glen HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000

Method: Private Sale

Date: 14/05/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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