

# 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

310c/708 Burwood Road, Hawthorn East Vic 3123

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$670,000

&

\$695,000

### Median sale price

Median price \$593,250

Property Type Unit

Suburb Hawthorn East

Period - From 01/01/2025

to 31/03/2025

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	202/309 Riversdale Rd HAWTHORN EAST 3123	\$670,000	03/06/2025
2	G03/307 Barkers Rd KEW 3101	\$685,000	26/05/2025
3	201/36 Lynch St HAWTHORN 3122	\$687,000	25/05/2025

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:

20/06/2025 09:37



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$670,000 - \$695,000  
**Median Unit Price**  
March quarter 2025: \$593,250

## Comparable Properties



**202/309 Riversdale Rd HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 03/06/2025  
**Property Type:** Apartment



**G03/307 Barkers Rd KEW 3101 (REI)**

Agent Comments



**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 26/05/2025  
**Property Type:** Apartment



**201/36 Lynch St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$687,000  
**Method:** Private Sale  
**Date:** 25/05/2025  
**Property Type:** Apartment

**Account - Nelson Alexander** | P: 03 98548888 | F: 03 94177408