#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	310c/708 Burwood Road, Hawthorn East Vic 3123
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$593,250	Pro	perty 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

	aress of comparable property	1 1100	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



Date of sale







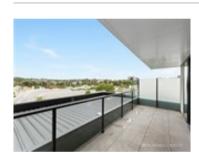




**Property Type: Agent Comments** 

**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)

2





**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



