

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

422/311 BURWOOD ROAD HAWTHORN VIC 3122

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Apr 2024

to

31 Mar 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

106/2 GOLDING STREET HAWTHORN VIC 3122	\$570,000	05-Mar-25
LOT ST89/377-383 BURWOOD ROAD HAWTHORN VIC 3122	\$599,000	08-Feb-25
318/862 GLENFERRIE ROAD HAWTHORN VIC 3122	\$600,000	17-Feb-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: 24 April 2025



**106/2 GOLDING STREET
HAWTHORN VIC 3122**

2 2 1

Sold Price **\$570,000** Sold Date **05-Mar-25**

Distance **0km**



**LOT ST89/377-383 BURWOOD
ROAD HAWTHORN VIC 3122**

2 1 1

Sold Price **\$599,000** Sold Date **08-Feb-25**

Distance **0.34km**



**318/862 GLENFERRIE ROAD
HAWTHORN VIC 3122**

2 2 1

Sold Price **\$600,000** Sold Date **17-Feb-25**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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