

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

G05/577 GLENFERRIE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

9/17 MUIR STREET HAWTHORN VIC 3122	\$495,000	10-Jun-26
5/8 BROOK STREET HAWTHORN VIC 3122	\$485,000	18-May-26
4/33 GROVE ROAD HAWTHORN VIC 3122	\$575,000	06-Jun-26

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: 16 August 2026

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9/17 MUIR STREET HAWTHORN VIC 3122

1 1 1

Sold Price

^{RS}

\$495,000

Sold Date

10-Jun-26

Distance

1.94km



5/8 BROOK STREET HAWTHORN VIC 3122

1 1 1

Sold Price

\$485,000

Sold Date

18-May-26

Distance

1.72km



4/33 GROVE ROAD HAWTHORN VIC 3122

2 1 1

Sold Price

\$575,000

Sold Date

06-Jun-26

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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