

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

202/163 Burwood Road, Hawthorn Vic 3122

Indicative selling price

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

Range between \$495,000 & \$539,000

Median sale price

Median price \$564,000

Property Type Unit

Suburb Hawthorn

Period - From 11/12/2024

to 10/12/2025

Source Property Data

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	208/2 Tweed St HAWTHORN 3122	\$495,000	12/07/2025
2	102/577-579 Glenferrie Rd HAWTHORN 3122	\$590,000	01/07/2025
3	208/80 Lynch St HAWTHORN 3122	\$535,000	11/06/2025

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:

11/12/2025 17:09



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$495,000 - \$539,000

Median Unit Price

11/12/2024 - 10/12/2025: \$564,000

Comparable Properties



208/2 Tweed St HAWTHORN 3122 (REI/VG)

Agent Comments

2
 1
 1

Price: \$495,000

Method: Private Sale

Date: 12/07/2025

Property Type: Apartment



102/577-579 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

2
 1
 1

Price: \$590,000

Method: Private Sale

Date: 01/07/2025

Property Type: Apartment



208/80 Lynch St HAWTHORN 3122 (REI/VG)

Agent Comments

2
 1
 1

Price: \$535,000

Method: Private Sale

Date: 11/06/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9874 3355