

# 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 405/2 Tweed Street, Hawthorn Vic 3122

### Indicative selling price

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

Range between \$595,000 & \$635,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb Hawthorn

Period - From 01/01/2026 to 31/03/2026 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	317B/200 Burwood Rd HAWTHORN 3122	\$590,000	25/12/2025
2	111/163 Burwood Rd HAWTHORN 3122	\$610,000	23/04/2026
3	317/200 Burwood Rd HAWTHORN 3122	\$590,000	25/12/2025

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: 20/05/2026 11:10



 2    1    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**  
\$595,000 - \$635,000  
**Median Unit Price**  
March quarter 2026: \$600,000

## Comparable Properties

317B/200 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

 2    1    1

**Price:** \$590,000

**Method:**

**Date:** 25/12/2025

**Property Type:** Apartment



111/163 Burwood Rd HAWTHORN 3122 (REI)

Agent Comments

 2    1    1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 23/04/2026

**Property Type:** Apartment



317/200 Burwood Rd HAWTHORN 3122 (REI/VG)

Agent Comments

 2    1    1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 25/12/2025

**Property Type:** Apartment

Account - Barry Plant | P: 03 9842 8888