

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

15/17 PARK STREET 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

\$220,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hawthorn

Period-from

01 Nov 2024

to

31 Oct 2025

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

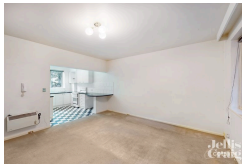
Date of sale

11/19 PARK STREET HAWTHORN VIC 3122	\$345,000	04-Oct-25
317/311 BURWOOD ROAD HAWTHORN VIC 3122	\$377,500	25-Jun-25
121/311 BURWOOD ROAD HAWTHORN VIC 3122	\$360,000	22-Sep-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: 25 November 2025



**11/19 PARK STREET HAWTHORN
VIC 3122**

 1  1  1

Sold Price

^{RS}

\$345,000

Sold Date

04-Oct-25

Distance

0.02km



**317/311 BURWOOD ROAD
HAWTHORN VIC 3122**

 1  1  1

Sold Price

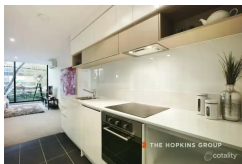
\$377,500

Sold Date

25-Jun-25

Distance

0.46km



**121/311 BURWOOD ROAD
HAWTHORN VIC 3122**

 1  1  1

Sold Price

\$360,000

Sold Date

22-Sep-25

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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