

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 Jun 2025

to

31 May 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

3/17 PARK STREET HAWTHORN VIC 3122	\$240,000	08-Apr-26
4/17 PARK STREET HAWTHORN VIC 3122	\$200,000	20-Jun-26
6/17 PARK STREET HAWTHORN VIC 3122	\$240,000	08-Apr-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: 30 June 2026


**3/17 PARK STREET HAWTHORN
VIC 3122**

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  1
  1

Sold Price **\$240,000** Sold Date **08-Apr-26**

Distance **0km**


**4/17 PARK STREET HAWTHORN
VIC 3122**

 1
  1
  -

Sold Price ^{RS} **\$200,000** ^{UN} Sold Date **20-Jun-26**

Distance **0km**


**6/17 PARK STREET HAWTHORN
VIC 3122**

 1
  -
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Sold Price **\$240,000** Sold Date **08-Apr-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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